

Northeast Upper Beaver Valley

Beaver County

Comprehensive Plan

November 2001

“Our Vision, Our Future, Our Community”

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Executive Summary:

BUILDING COMMUNITY
BRIDGES IN THE
NORTHEAST UPPER
BEAVER VALLEY

Background

What is planning and why did the six municipalities of Daugherty, Franklin, Marion, New Brighton, North Sewickley, and Pulaski choose to collaborate to produce a regional comprehensive plan?

In 2000, the State of Pennsylvania passed legislation, Act 67 and Act 68. These Acts encourage municipalities across the State to partner with neighboring communities to plan together in a fashion that makes geographic, economic, and political sense. The Northeast Upper Beaver Valley embraced this idea and formed a Regional Planning Commission (RPC) in Spring 2000 to steer the development of this plan. The RPC decided to "take action" and plan ahead before growth encroached upon land that citizens wanted to see remain rural. The RPC wanted to encourage the economic vitality of their Region by steering new businesses to appropriate areas while preserving the character of their natural land and agricultural areas. In essence, the RPC saw the Northeast Upper Beaver Valley as their community, and they wanted to take a proactive stance on how it should evolve physically, economically, and socially in the future to ensure a high quality of life.

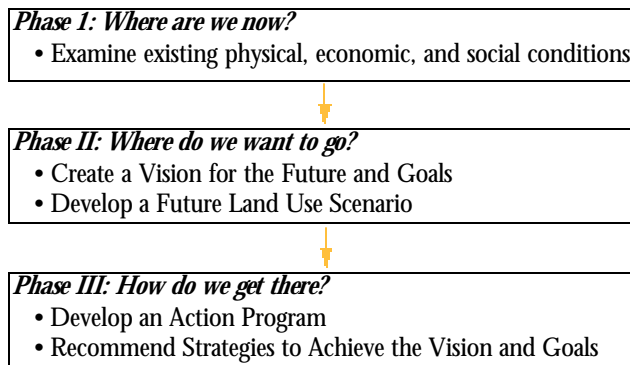
In the fall of 2001, the RPC completed developing this regional comprehensive plan which will serve as a guiding policy document. Public participation was critical to forming consensus among the various viewpoints represented within the region. The public expressed and prioritized their opinions on various planning issues at the public input meeting held in April 2000. These public opinions served as a point of reference for the RPC as they met monthly to discuss issues, examine solutions, and determine strategies to achieve the Region's Vision and Goals. It is through successful collaboration that will guide implementing the Action Program outlined in Section III.

This plan represents the steps taken to "build bridges" between the municipalities of Daugherty, Franklin, Marion, New Brighton, North Sewickley, and Pulaski.

The RPC developed the following mission statement.

The mission of the Northeast Upper Beaver Valley Regional Comprehensive Plan is to define the collective goals of the region and establish a framework for working together to improve the quality of life for all residents.

The following graphic explains the three phases of the planning process to fulfill the mission of this plan.



SECTION I – WHERE ARE WE NOW? – SITUATIONAL PROFILE

The situational profile examines the existing conditions of the Northeast Upper Beaver Valley Region. It is to provide the framework for developing the rest of the plan.

The topics examined include: existing land use, environmentally sensitive areas, utility service areas and facilities, parks and recreation amenities, cultural and historic resources, population and socio-economic factors, a housing inventory, and transportation and circulation information. Each category has a detailed map displaying important features. Key points from those topics have been summarized into a "Strengths and Weaknesses" table in Section I.

Highlights of the existing land use in the region are:

- New Brighton and Pulaski are the urban node of the region.
- There are vast amounts of open space and agricultural land in the municipalities of Marion, Franklin, North Sewickley, and Daugherty Townships.
- The Beaver Riverfront, Brush Creek County Park, and Hereford Manor Lake are valued natural resources to the region.
- Key transportation corridors within the region are Route 65, Route 588, Route 288, and the Pennsylvania Turnpike, Route 76, traverses the region from east to west although there are not any immediate exits within the region.

The existing land use regulations within each municipality are described as are the relationships to the surrounding municipalities. Marion, Daugherty, and New Brighton have adopted zoning ordinances and maps. North Sewickley is currently in the process of adopting zoning regulations. Neither Franklin nor Pulaski currently have land use regulations in place.

In addition to understanding the existing conditions, opinions from the public were also sought to help identify important planning needs. Main issues identified at the Public Input Meeting in April 2000 consisted of:

- Preserve farmland, forests, open space, natural areas, and historic resources.
- Maintain and improve park and recreation areas and utilize the riverfront.
- Maintain the quality of life and manage growth.
- Stimulate the local economy and job market.
- Develop shared services between some communities.

Both the existing conditions of the region and the ideas from the public served as the foundation for the rest of the plan.

SECTION II – WHERE DO WE WANT TO BE? – CREATING THE VISION

After collecting, examining, and understanding how the region is today, the RPC developed a Vision Statement describing the ideal future. The statement begins ...

The Northeast Upper Beaver Valley Region of Beaver County is a thriving mixture of rural and small town development with defined pockets of commercial and industrial activity. Diversity in the region's tax base provides economic security and stability. New land use regulations and economic policy have spurred sustainable and valuable public/private reinvestment in the area

...

Specific regional goal statements are also identified which capture the issues that are most important to the citizens of the Northeast Upper Beaver Valley. They consist of the following topic areas:

- Intergovernmental Cooperation
- Education
- Environment
- Open Space Preservation
- Parks, Recreation, and Special Events
- River and Water Resources
- Information Sharing
- Transportation
- Land Use
- Farms and Agricultural Practices
- Commercial Development
- Historic and Cultural Resources.

Relating specifically to land use, development objectives are outlined in this section as well as a "Future Land Use Scenario" Map and corresponding Table. The Future Land Use Scenario focuses on the following key regional issues:

- Preserving agricultural lands and good farming soils.
- Preserving open space and conservation lands.
- Conserving and capitalizing on the Beaver Riverfront for recreational opportunities.
- Maintaining a mix of residential, commercial, and industrial areas throughout the region.

Land use issues that are specific to each municipality are also identified. Strategies to achieve the desired future land use are described in detail. Because the region has interest in the Growing Greener Conservation Subdivision Design, the steps to achieve environmentally sensitive development are also outlined.

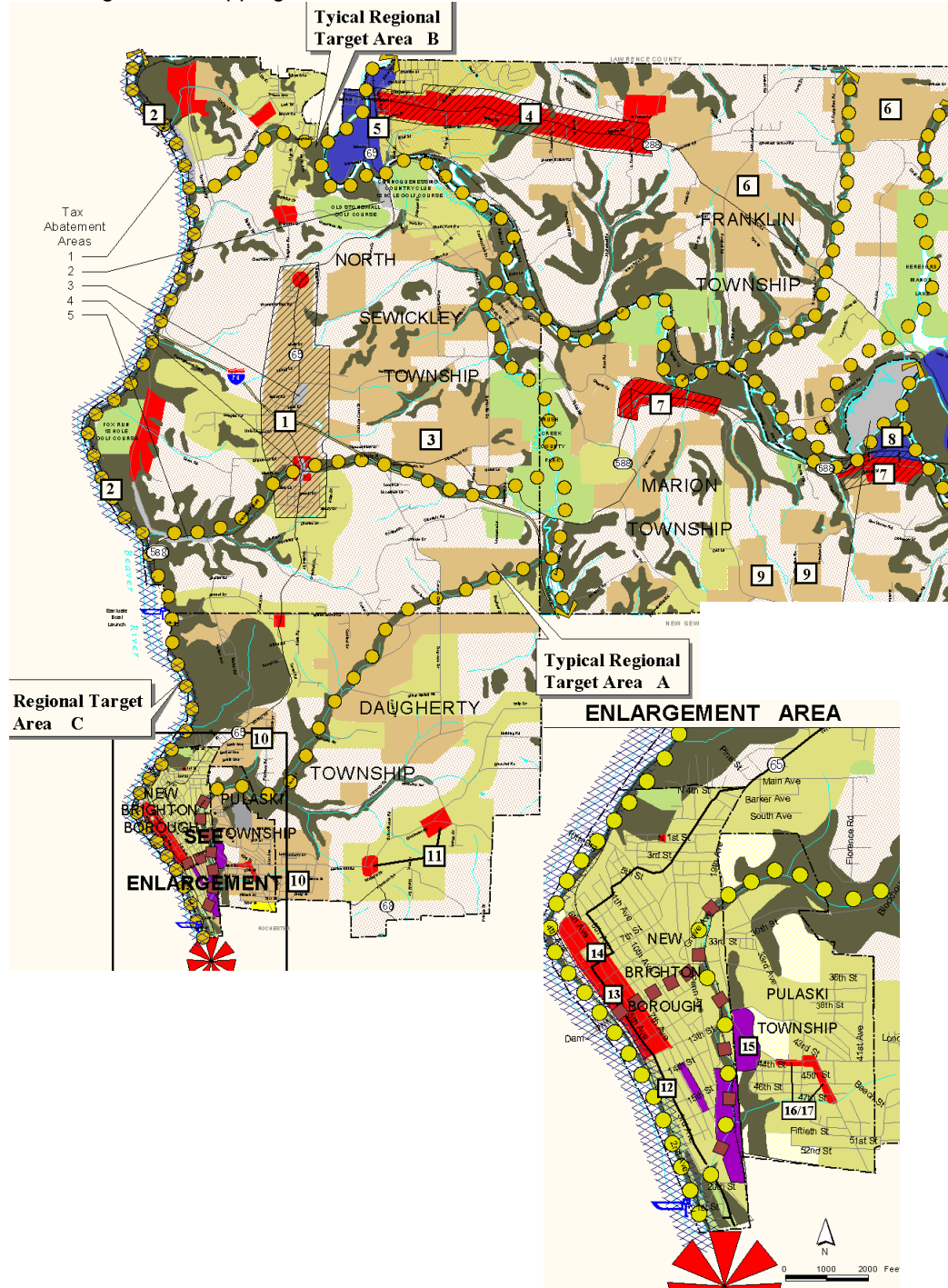
At this point in the plan, there is an understanding of the present conditions in the Region, including its Strengths and Weaknesses. There is also an understanding of what the RPC would like the Region to aspire to in the future. This includes a verbal description expressed in the Vision Statement and Goals, as well as a physical display of the Future Land Use Scenario.

Executive Summary

Future Land Use Map



Exec. Figure 1: Mapping - Future Land Use



Key Targets

Regional Targets

- Area A - Agricultural Lands & Good Farming Soils
- Area B - Conservation Lands/Greenways
- Area C - Beaver Riverfront Corridor

Community Targets

- North Sewickley Township
 - 1 - Overlay Mixed Use Residential
 - 2 - Conservation of the Beaver Riverfront area
 - 3 - Preservation of prime agricultural land and easement areas
- Franklin Township
 - 4 - Route 288 corridor
 - 5 - Industrial, commercial & mixed use areas
 - 6 - Prime agricultural lands and easement areas
- Marion Township
 - 7 - Route 588 corridor
 - 8 - High Tech Industrial Park
 - 9 - Preservation of prime agricultural land and easement areas
- Daugherty Township
 - 10 - Residential and commercial development
 - 11 - Commercial development
- New Brighton Borough
 - 12 - Treeline preservation
 - 13 - Streetscape enhancement area
 - 14 - Commercial development
- Pulaski Township
 - 15 - Industrial section enhancements
 - 16 - Streetscape improvements
 - 17 - Attract new commercial/retail business

SECTION III – HOW DO WE GET THERE? – THE ACTION PROGRAM

The essence of the Action Program is to state specific recommendations to implement the Vision, Goal Statements, and Future Land Use Scenario. Strategies are listed to achieve each goal, and estimated costs and responsible parties are defined. The following table lists each goal topic and several high priority strategies to implement each goal.

Goal: Intergovernmental Cooperation – To deliver public services to our citizens efficiently and effectively through successful cooperation when possible.

Support the continuation of the Regional Planning Commission (RPC).

Develop a regional newsletter, calendar, telephone information lines, and bulletin message board.

Explore possibilities to develop shared services between all communities, i.e., educational, emergency, water, sewer, and road maintenance.

Goal: Education - To support the efficient operation of schools through collaboration among school districts and broaden access to local opportunities for higher and continuing education.

Develop a partnership between Riverside and New Brighton School districts in order to nurture a common culture and provide a seamless educational experience.

Develop and adopt a policy for financial support that includes all communities served by the schools.

Explore possibility of fostering development of a college branch campus within the region-approach Carlow College, Community College of Beaver County, Geneva College, Penn State Beaver Campus.

OPEN SPACE

Goal: Environment- To ensure that environmental stewardship is a top priority and integrated into decision-making.

Goal: Open Space Preservation - To actively protect environmentally sensitive areas and support the conservation of green spaces and natural land corridors throughout the region.

Goal: River and Water Resources - To balance active and passive recreational opportunities created by the many miles of river, lakes, and streams for special events, recreation, and conservation.

Integrate environmental concerns into the decision making process as land is developed. Incorporate environmental standards into zoning, subdivision, and land development regulations.

Identify abandoned industrial sites and work with federal and local government agencies to clean up sites.

Implement an agricultural preservation program that protects key areas of agricultural land. (Refer to chart in Section II)

Goal: Parks, Recreation, and Special Events- To balance active and passive recreational opportunities, build upon the local festivals; and recognize the positive impact the Brush Creek County Park has on the quality of life in the region.

Hire a Regional Recreation Director.

Continue appropriate level of maintenance for parks and playgrounds.

Create and provide a variety of year round regional recreation programs.

Goal: Information Sharing - To develop a collaborative approach to discussing regional issues and resource sharing among officials and residents.

Develop a regional information packet. The packet could be distributed to real-estate companies, developers, economic development organizations.

Work to increase inter-governmental communication and coordination. Steps defined.

Goal: Transportation - To develop a regional approach to improving the safety and flow of traffic and increase access to various modes of transportation.

Conduct an engineering and design analysis of select transportation improvements. This should include identifying regional transportation improvements to meet existing and future travel demands on major roadways (i.e. Routes 68, 65, 288 and 588).

Provide incentives to public transportation in order to educate those without vehicles such as seniors and youth about its services.

Develop working relationship with PENNDOT to address the deficient roadway geometric roadway and intersection conditions and other such issues occurring on State maintained roads within the Region.

Goal: Land Use - General - To maintain a balance between residential and commercial development, preserve valued historical and natural resources, and promote quality architecture and sound development patterns.

Strengthen land use controls to pro-actively manage development in a positive manner that preserves key resources. Refer to growing greener section.
Develop and update zoning and subdivision and land development regulations in each municipality within the region to carry out the goals of this plan.
Develop and/or continue to regularly update a municipal hazardous material management plan.

Goal: Land Use - Farms and Agricultural Practices - To employ proactive agricultural protection methods and offer initiatives to promote farming as a viable industry.

Identify and preserve farmland and wooded areas throughout the region.

Explore the possibility of creating an agreement between the school districts and a farmer to use a local working farm for educational programs.

Goal: Land Use - Commercial Development - To attract industries and increase the variety of employment opportunities in the region and the Beaver Valley.

Acknowledge the importance of commercial development to the economic vitality of the region

and provide density bonuses and other tax incentives to encourage development in the appropriate areas.

Support the sustainability of locally-owned businesses throughout the region in areas designated for commercial growth.

Promote the 3rd Avenue streetscape plan and maintain/preserve 8th-13th Street (New Brighton Borough).

Goal: Housing- To expand the mix of housing types to ensure that all citizens have an opportunity to secure safe and affordable accommodations.

Evaluate the cost benefits of using the Growing Greener Conservation Subdivision Design, as a means to permit flexibility in lot size, setbacks, and layout while preserving a certain percent of the significant open space on a given tract.

Consider requiring new residential subdivisions to include a buffer to be located between the development and adjacent agricultural lands, if using conventional subdivision design.

Encourage the construction of a variety of housing types as new residential development occurs, including affordable housing throughout the region.

Goal: Historic and Cultural Resources- To preserve the history of the region and to promote the awareness of cultural opportunities.

Build upon and expand existing New Brighton Historical Society to encompass the region and educate and inform the public of the history of the region.
Engage in historical and cultural preservation activities to continually preserve regional resources.

1. Complete a historical sites inventory and ranking for the region.
2. Develop public/private partnership opportunities to encourage historical/cultural preservation

It is important to note that, at the conclusion of the Northeast Upper Beaver Valley Regional Comprehensive Plan, the RPC stated they would like to continue to meet to oversee and advise the implementation of this plan. They felt that the process of collaborating and coordinating monthly to develop this policy document was an important step towards "building bridges" amongst the local governments in the region.

Introduction



The Northeast Upper Beaver Valley Region is comprised of the Borough of New Brighton and the townships of Daugherty, Franklin, Marion, North Sewickley, and Pulaski.

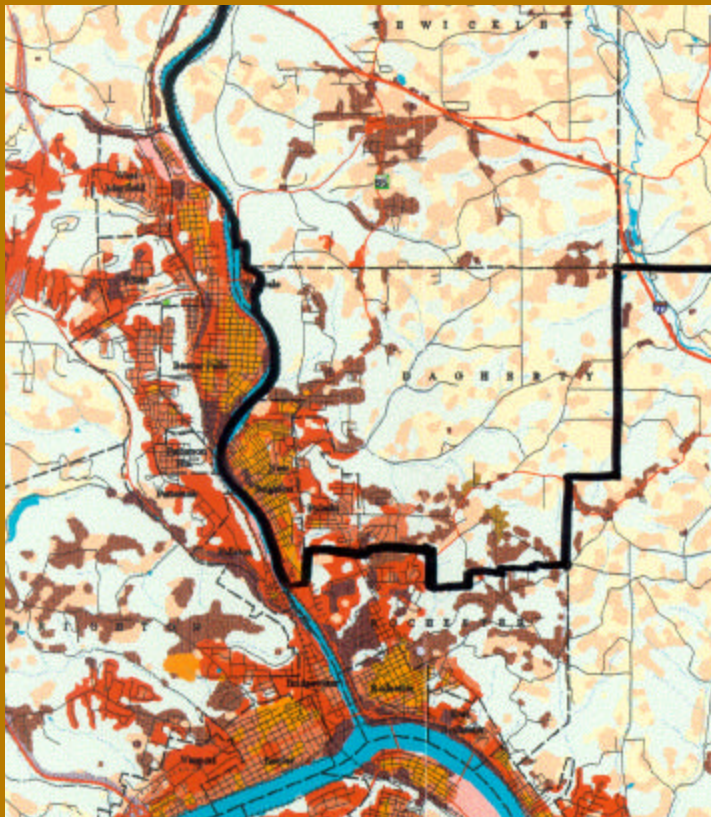
The region has not been impacted by sprawling residential and associated strip commercial developments. However, this type of suburban development is encroaching upon the area, extending northward from the more urbanized areas in Allegheny and Butler Counties.

Recognizing that many municipalities to the east around Interstate 79 and Route 19 corridors in Allegheny and Butler Counties have experienced tremendous growth in recent years, Daugherty Township, with the consent of the regional partners, initiated the development of this Comprehensive Plan.

In a proactive and progressive manner, the regional partners chose to develop this plan using a "strategic planning process" which is founded on open communication and citizen participation. The involvement of residents, staff, elected officials, and other stakeholders at the onset of the project ensured that the most pertinent issues facing the region would be identified up front.

The area supports a diverse mix of land uses ranging from the traditional downtown main street characteristics of New Brighton, to the rural, open space, and active farms found in Marion and North Sewickley Townships.

Figure Intro-1: The Northeast Upper Beaver Valley Region



Common themes identified by the community include:

- Preservation of farmland, forests, open spaces, natural areas, and historic resources
- Maintenance and improvement of park and recreation areas and use of the riverfront as a resource
- Maintenance of the current quality of life and management of growth
- Enhancement of local economy and job market to keep young people in region and sustain tax base
- Development of shared services between communities - Increase areas of intergovernmental cooperation
- Improvement of the infrastructure
- Re-evaluation of tax structure
- Respect of property rights
- Promotion and enhancement of business districts - maintain sense of identity
- Address nuisance issues (junk, garbage, litter, noise)

In order to develop a mechanism for managing growth and changes in the existing land use pattern, this document has been organized around three key elements that will assist the region in making policy decisions:

Section I

Situational Profile: Presents background and supporting information related to community growth and development. This section answers the question, "Where are we now?"

Section II

Creating the Vision: Presents a community identified vision, goals, and a future land use scenario. This section answers the question, "Where do we want to be?"

Section III

Strategies for Action: Sets forth the strategies and timing for implementation of the region's vision for the future. This section answers the question, "How do we get there?"

Figure Intro-3 provides an overview of the "strategic planning process" used to develop the Comprehensive Plan and outlines the components which comprise this plan.

**Section I
The Profile:**

The situational profile provides necessary background information for determining the strengths, weaknesses and future needs of the region.

**Section II
The Vision:**

The vision defines an ideal for the future. It inspires, motivates and transforms desire into action.

**Section III
The Strategies:**

Strategies are realistic, action-oriented ways of achieving the goals of the region.

Figure Intro-2

Mission Statement

The purpose of the Northeast Upper Beaver Valley Regional Comprehensive Plan is to define the collective goals of the region and to establish a framework for working together to improve the quality of life for all residents.

Introduction

Figure Intro-3 provides an overview of the "strategic planning process" used to develop the Comprehensive Plan and outlines the components which comprise this plan.

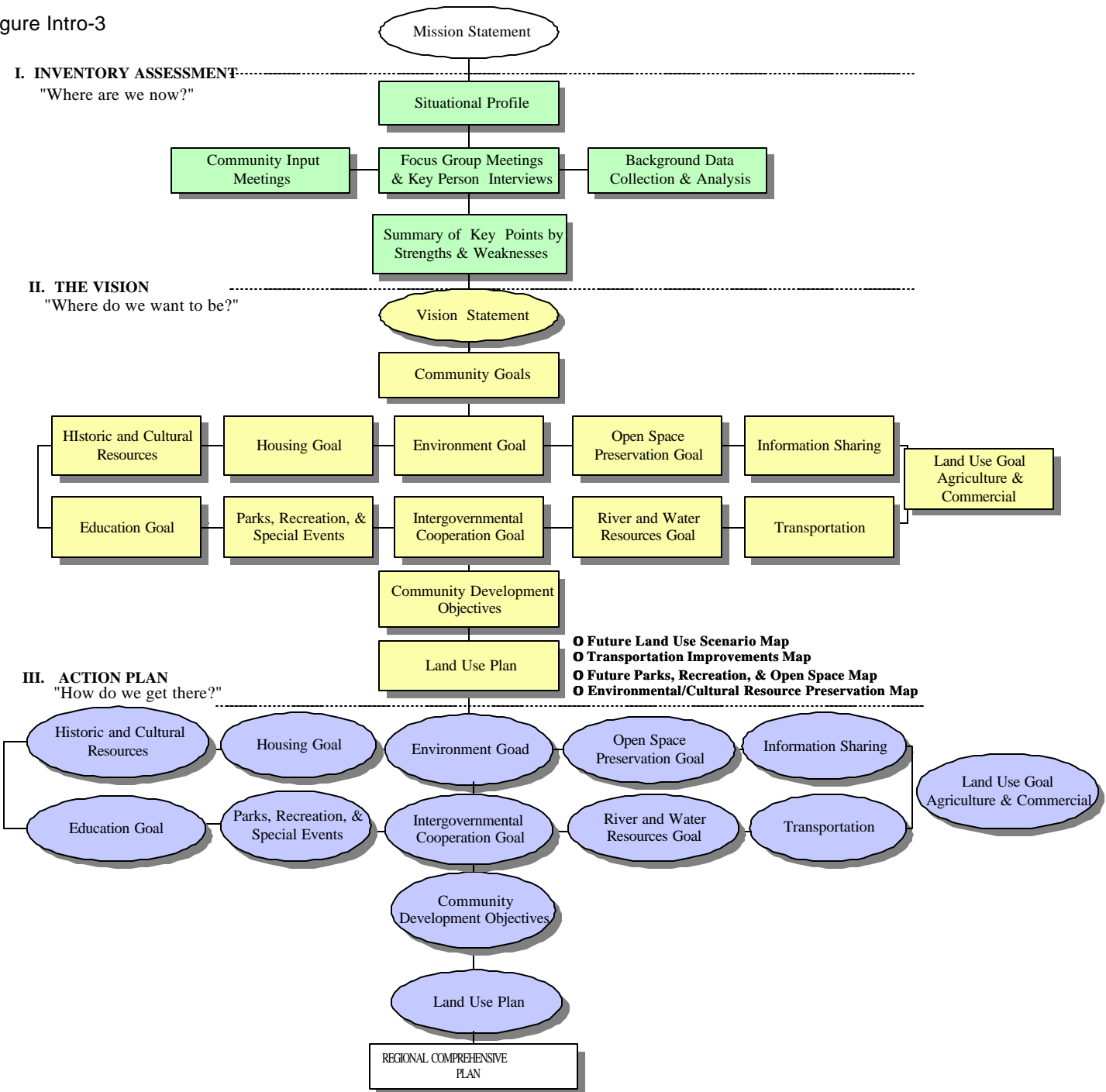
Figure Intro-4

What is a Comprehensive Plan?

A comprehensive plan provides a vision for the future of the region. In doing so, it...:

- *Scans relevant information about the physical, social, and economic features.*
- *Develops a consensus about how a community should develop or redevelop.*
- *Provides recommendations and initiatives to achieve the goals of the region.*

Figure Intro-3



Section I

Situational Profile

WHERE ARE WE NOW?



Figure I-1: Hereford Manor Park



The main topics reviewed to compile this section include: existing land use, environmentally sensitive areas, utility service areas and facilities, parks and recreation information, cultural and historic resources, population/socio-economic factors, a housing inventory, and transportation and circulation information. The statements in this section reflect the information compiled in Appendix 3 (Background Information).

Key points from the Background Information (Appendix 3) have been extracted and are listed as either a strength or weakness in this section. It is important to note the classification of key points by strengths and weaknesses is neither a positive nor a negative. This process is neutral. It shows areas which can be enhanced and improved within the community. It also identifies areas for improvement such as increasing park and recreation opportunities or better utilizing shared services or equipment by strengthening existing intergovernmental relationships.

For ease of reference, the strengths and weaknesses have been organized by the following topics:

- Public Services, Recreation, and Quality of Life
- Existing Land Use and Housing
- Transportation
- Cultural, Natural, and Historic Resources
- Economic Development

Following the Strengths and Weaknesses Section is an overall description of the existing land use in the region. In addition, a more specific description of the existing land use in each of the municipalities follows. This section includes a regional land use map for the reader to reference.

The Situational Profile provides an inventory and assessment of the existing conditions within the region. It serves as an important beginning point for the planning process.

Strengths and Weaknesses: Table I-1

Public Services, Recreation, and Quality of Life	
Strengths	Weaknesses
Riverside School District is pleased with their education system.	Extension of utility services with continued development.
Wealth of natural amenities and openspaces.	Perception exists that sewer billing is too costly.
Water recreation is becoming more popular. New Brighton Marina, New Brighton Boat Club, and New Brighton Public Access Boat Launch are new facilities.	Some garbage dumping along river banks.
Several private recreational areas within the region such as golf courses and campgrounds.	Demand for more recreational facilities and community centers.
Two regionally significant parks exist within the area: Hereford Lake and Brush Creek County Park.	Fragmentation of school districts and their supporting services.
Sportsman clubs exist in the area.	Fragmentation of local governments results in duplication of services.
Authorities predict plentiful provisions for providing water in the future.	Seniors seek opportunities for additional training, especially technology.
Three Community Parks exist within the region: Bradshaw Park, Franklin Township Community Park, and Big Rock Park.	Utilization of schools for other community services.
New Brighton Borough contains several neighborhood parks.	Coordination of road and public utility projects.
Potential throughout the region for linear parks.	Funding for recreational facilities.
Wealth of opportunities for passive recreation (i.e., greenways)	Issues of diversity.
Potential for developing additional facilities and programs through partnerships.	Sewer authorities are operating at or above capacity.
	On-lot system failure due to limited soil types.
	Limited formal municipal park systems in rural municipalities.
	Limited facilities for active recreation
Existing Land Use and Housing	
Regional interest in applying appropriate land use tools.	Limited public understanding of zoning and land use regulations.
Main Street in New Brighton is a focal point in the community.	Concern that zoning is too strict, and will not allow for diversity of structures (specifically Franklin Township)
Historic homes add to community character in New Brighton.	Growth pressures from both Pittsburgh and Cranberry.
Community interest in preserving existing open space and agricultural land.	Limited housing options
Many steep slopes, greater than 25 percent exist, providing opportunities for open space preservation.	Large price difference between old and new housing.
Traditional grid development pattern in New Brighton and Pulaski.	Desire for more commercial uses along major corridors.
Most rural residential development near state or local roads.	Encourage improvement of existing housing stock.
Mixed-use pockets generally occur at cross-road intersections.	Aging infrastructure.
Housing counseling programs exist:	Land use and zoning inconsistencies.
- Earned Home Ownership Program	
- Beaver County Home Buyers Program	
- USRA Rural Development	
- Homeowners Emergency Mortgage Assistance Program	
Funding opportunities and financial assistance available.	Land use conflicts between commercial and residential uses.

Existing Land Use and Housing (Continued)

Decommissioned sanitary landfill is located on the southern border of Daugherty Township.

Many steep slopes, greater than 25 percent exist, within the region, limiting development sites.

Numerous areas of expired strip mines are present.

Transportation

Network of arterial roadways traversing the study area.

-North/south access provided by Route 65 from New Brighton to Ellwood City.

-East/west access provided by Route 288 from Ellwood City, Route 588 from Eastvale and Route 68 Rochester to Zelienople.

Limited public transportation opportunities exist especially for seniors and persons with disabilities.

Arterial roadways connect towns which aids commuter and commercial (truck) traffic.

Pedestrian and bicycle facilities are lacking.

There is a network of collector roadways connecting local roads to arterial roadway network.

Concern about children waiting for buses in high traffic areas.

Collector roads provide alternate routes between arterials.

Safety concerns for both pedestrians and vehicles at railroad crossings.

Good pedestrian access in New Brighton.

Coordination of traffic signals.

Residents interested in increasing the availability of public transportation.

Poor sight distance at several intersections and dangerous curves.

Regional interest in better traffic planning.

Desire to improve accessibility to many areas in the region.

Entering into Brighton, two lanes merge into one which makes congestion a problem.

Traffic regulations are not being enforced adequately.

Roadway widening and improvements are restricted by topography and adjacent land uses.

High truck traffic (5 to 10 percent) on two land arterials.

Accident occurrences primarily related to speed and roadway design.

Access conflicts with numerous driveway curb cuts onto roadways.

Turnpike crosses study area, but access is not provided.

Poor drainage on roads.

Lack of public parking places in urban areas, e.g. Park Terrace.

Cultural, Natural, and Historic Resources

Rural character of the communities is desired.

Lack of outdoor/nature exhibits.

Agricultural land is recognized by the region as an asset.

Concern for mishandling of hazardous materials and proper disposal.

The riverfront is highly valued.

Current public access points to riverfront are limited.

Wealth of historic resources: Amish barns, cemeteries, century farms, historic homes, churches, and schools.

Perception of de-valuing the local farming industry.

Much open space, wetlands, and woodlands exist within the region.

Concern about increasing air pollution.

Organizations exist which seek to preserve and enhance the cultural and historic resources within the region such as:

Some seasonal flooding in valleys and watersheds.

- Beaver County Historical Society

- Resource & Research Center for Beaver County & Local History

The Beaver County Industrial Museum

Streams are an important resource to the area, encourage better water quality management.

Merrick Art Gallery and the Clow James Beach House are listed on the National Register of Historic Places

Limited Soil Types: difficulty in providing suitable on-lot systems, and limiting agricultural activity.

Cultural, Natural, and Historic Resources (Continued)	
Many natural scenic vista points	Problem mining areas exist.
Wealth of woodland areas.	Some floodplains, wetlands, and slopes, greater than 25 percent exist, constraining development.
High potential for greenway development.	
Bio-diversity areas exist within the study area.	
Economic Development	
Farming is valued, both large and small industries.	Tax base needs to support existing infrastructure and improvements.
Businesses which are located in the region are good.	Create more jobs within the community, possibly attract more industrial and retail business.
Desire for strategic plan focusing on economic sustainability and business development.	Education needed about the benefits of economic development.
Good assets to market the region: walkable town areas, good shopping districts, convenient access to downtown Pittsburgh, nice neighborhoods, and a decent housing stock in many parts of the region.	Retain youth.
Many community assets to market:	
- Historic character	
- Farm markets	
- Natural amenities	

Existing Land Use

A general analysis of the existing land use character was undertaken through a three-day field visit, review of existing aerial photography, and existing information from Beaver County. In addition, the land use pattern was further defined through discussions with municipal representatives and the general public.

The analysis identifies the overall existing development pattern or character of the Northeast Upper Beaver Valley Region by denoting pockets of existing residential and non-residential uses (e.g., commercial, industrial, manufacturing). In addition, parks and recreational areas, schools, agricultural and vacant areas, and other unique land use features were noted to help complete the "snap-shot." Exhibit I-1 presents the generalized existing land use of the region.

Overall, land uses within the study area are similar in that:

- Development has occurred in a radial pattern expanding outward from the developed river municipalities of New Brighton and Pulaski along key transportation corridors.
- The land use patterns become increasingly more rural as you travel toward the municipalities of Franklin and North Sewickley.
- Vast areas of land are currently in some form of agricultural use or considered vacant open space.
- Majority of residential development in the townships has taken place within close proximity to the state or local roads which cross the study area and is generally low to medium density.
- Numerous areas of expired strip mines are present.
- Mixed use pockets generally occur at cross-road intersections, or where major roads enter into the three developed boroughs (Ellwood City, Zelienople and Beaver Falls) located on the perimeter of the study area.

The following represents a more specific land use summary for each individual municipality.

Daugherty Township

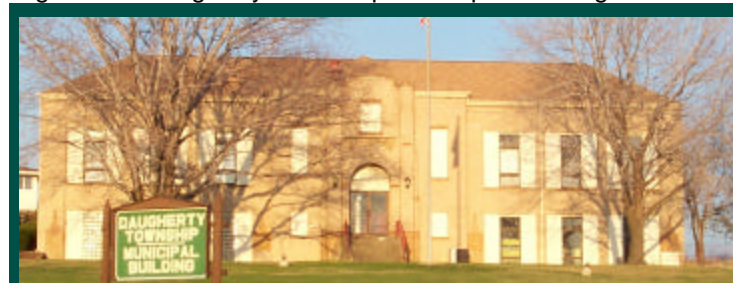
Daugherty Township is located adjacent to the Beaver River, east of New Brighton, north of Rochester, west of New Sewickley, and south of North Sewickley. It has numerous small pockets of development, whether residential, commercial, or manufacturing. Overall it is highly undeveloped with large tracts of open space and farmland.

KEY FEATURES INCLUDE:

- Route 65 is one of two main transportation corridors in the Township. It traverses the community in a north/south direction from New Brighton to North Sewickley, and is lined by both residential and commercial parcels.
- Route 68 is the other main transportation corridor within the community. Its point of transit is from Rochester, to the southwest, towards New Sewickley, to the east, and it contains a significant amount of both commercial and manufacturing businesses in addition to areas of residential use.
- The Pennsylvania Turnpike is located east of the Township border along Wise's Grove Road in Marion and New Sewickley Townships.
- The majority of the residential development is low-density, with the exception of the higher density neighborhoods located on the western border of the Township, directly adjacent to New Brighton.
- Public recreational opportunities are limited. The most notable is a golf course, located along Route 65 at the northern border of the Township.
- Lopic Winery is located adjacent to both Goehring and Harmony Roads.
- A decommissioned sanitary landfill is located on the southern border of the Township at the end of Harold Street.
- Blockhouse Run Road is another major transportation corridor within the community and serves as an alternative north/south route to Route 65. The road is located directly adjacent to Blockhouse Creek, an environmentally sensitive area lined by natural steep slopes, mature woodlands, and identified floodplain areas. Blockhouse Run Road runs from the North Sewickley border to its intersection with Silver Spring Road.
- A natural scenic viewpoint exists along the eastern side of Blockhouse Run Road, south of the intersection of Wise's Grove Road. A private farm market, is located along the roadway, south of the scenic viewpoint.
- McGuire Memorial Home, a non-public educational institution, is located along the western side of Route 65. It is bordered by Stuber Road and Route 65. The property contains mature woodlands and natural watercourses

Section I - Situational Profile

Figure I-2: Daugherty Township Municipal Building



Franklin Township

Franklin Township is located in the northeastern corner of the study area. It is located south of Lawrence County, west of Butler County, north of Marion Township, and east of North Sewickley Township. Within the Township, the majority of the residential development is located adjacent to main transportation corridors, with very little growth occurring beyond the arterial roads. The remainder of the land is largely open space or farmland which has not been explored for its development potential. Franklin Township is the least developed of the six municipalities located within the study area.

KEY FEATURES INCLUDE:

- The main corridor of development is along Rt. 288, which stretches from Zelienople in the east, to Ellwood City in the northwest.
- Development is directly adjacent to the roadway and is mixed, containing residential, commercial, and manufacturing uses. Away from this corridor the Township is highly undeveloped with large tracts of open space and farmland.
- Public water and sewer infrastructure is located only in the northwestern portion of the Township.
- Public water infrastructure is currently being expanded to serve additional areas of the Township.
- The southern border of the Township is embraced by Connoquenessing Creek, and is spotted with both summer cottage communities and mobile home parks.
- Located in the northwestern corner of the Township is a large area of dense housing. This type of development is atypical of the municipality and has resulted from the outward migration of Ellwood City into Franklin Township.
- Situated in the northwestern portion of the community is a large segment of commercial and manufacturing establishments. They are located south of Ellwood City along Connoquenessing Creek.
- Zelienople Municipal Airport is located within the southeastern corner of Franklin Township. It is situated within close proximity of Routes 68, 288 and 588, as well as the Borough of Zelienople which is located across the Butler County line.
- Hereford Manor Lake, a public recreational facility, offers water-based recreational activities such as fishing, boating, and picnicking. It is located in the southeastern corner of the Township.
- Connoquenessing Creek provides recreational access for canoeing, fishing, etc.
- Red Barn Theater Playhouse (a small historical cemetery) is located behind the theater.
- Bassheimer Furnace historical site is located on Old Furnace Road.

- Several shopping plazas exist, including Christy's North Star and Franklin Plaza.
- Two new housing developments, Pheasant Walk and Pine Hill, are served by public utilities and are located in the northwestern portion of the Township.
- Scattered small large-lot residential housing plans
- Volunteer Fire Department
- YMCA Camp: Kon-A-Kwee/Camp Spencer
- Franklin Township Community Park is located along Shadyrest Road.
- The Baltimore and Ohio Railroad (CSX) runs along Connoquenessing Creek connecting to Butler County.
- Fombell Post Office is located just north of Zelienople Road in the center of the Township.
- Fombell/Phillis Historical home is located at the intersection of Fombell and Furnace Roads.

Marion Township

Marion Township is located in the eastern portion of the study area. It is bordered to the north by Franklin and Connoquenessing Creek, to the west by North Sewickley, to the east by Butler County, and to the south by New Sewickley. The Township has had zoning since 1970.

Figure I-4: Marion Township Farm



KEY LAND USE FEATURES INCLUDE:

- Small industry nodes have formed at key intersections in the Township (e.g., Route 588 with Chapel Road, Route 588 and Hartzell School Road.) Types of development include a greenhouse, landscaping business, restaurant, and manufacturing business.
- With the exception of the small commercial nodes described above, the majority of development is rural residential.

Figure I-3: Franklin Township Farm



- Some scattered non-residential uses were noted along Connoquenessing Creek corridor and range from campground facilities to manufacturing and commercial businesses, including a commercial/retail tree farm.
- Brush Creek County Park is partially located within Marion Township. This is one of only three county parks in Beaver.
- Zelenople Borough is located east (in Butler County) of Marion Township.
- A scenic residential area was noted alongside Kathleen's Lake (a.k.a. Fergies Lake) in the southwestern corner of the Township. The development consists of a small multi-family clustered community.
- Marion Hill Sportsman's Club
- Public water is located along Route 588 and Hartzell School Road to the Marion Township Municipal Building. Note, there are plans to extend the water lines and build a water storage tank.
- A small wastewater treatment plant, owned by Marion Township, is located along Veka Drive. The plant currently serves one industrial site.
- Marion Township municipal building is located on the east side of Hartzell School Road.
- Ben Venue Manor Bed and Breakfast are located along Route 68.
- The YMCA Camp Kon-a-Kwee spans Franklin and Marion Townships.
- A historic cemetery is located along Petrie Road.
- Connoquenessing Creek runs through the northeastern corner of the municipality and provides access for canoeing, fishing, etc.
- Industrial zone on the eastern side of the Township

New Brighton Borough

Within the study area, New Brighton Borough is the second smallest municipality in size, yet is the most densely developed. It is located at the western edge of the study area. It is bordered to the west by the Beaver River, to the south by Rochester Borough, to the east by Pulaski Township, and to the north by Daugherty Township.

The center of the Borough is characterized by a heavily traveled thoroughfare which provides access to communities both to the north and south along the Beaver and Ohio Rivers. The Borough is designed in a traditional village development pattern and contains a grid-network of streets, a mainstreet business district, and compact residential neighborhoods.

KEY FEATURES INCLUDE:

- Established pedestrian connections
- Tree-lined residential streets

- Access to the riverfront (limited) and small pocket parks
- Thriving business district
- Established neighborhoods with some pockets of mixed use
- Eastern border of the Borough consists of manufacturing establishments
- Zoning has been established since 1953
- Routes 65 and 18 run through the central business district
- Central business district uses the "main street approach"
- 6,854 population density in 1.12 square miles or 718 acres

North Sewickley Township

North Sewickley Township is the largest of the six municipalities, and typifies the land use pattern within the study area. North Sewickley is bordered to the west by the Beaver River, to the south by Daugherty Township, the east by both Marion and Franklin Townships, and to the north by Lawrence County. Much of the land is open space and agricultural land with a couple of developed corridors.

Small commercial nodes are located at key intersections throughout the Township. Connoquenessing Creek forms the northeastern boundary of the Township.

KEY FEATURES INCLUDE:

- The main transportation corridors are Routes 65, 588, and Chapel Road. The Pennsylvania Turnpike (I-76) also crosses through the municipality but has no interchange in the Township. It does create a physical barrier which is crossed only intermittently by other secondary roads.
- With the exception of small commercial nodes located at several cross-road areas, the main non-residential development occurs along the Route 65 transportation corridor. This corridor is characterized with mixed commercial and residential uses and one larger area of manufacturing establishments at the northern border, crossing into Franklin Township.

Figure I-6: North Sewickley Township - Stonewall Castle

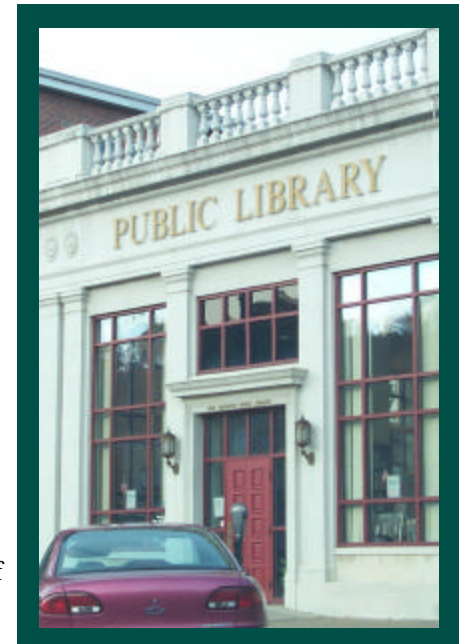
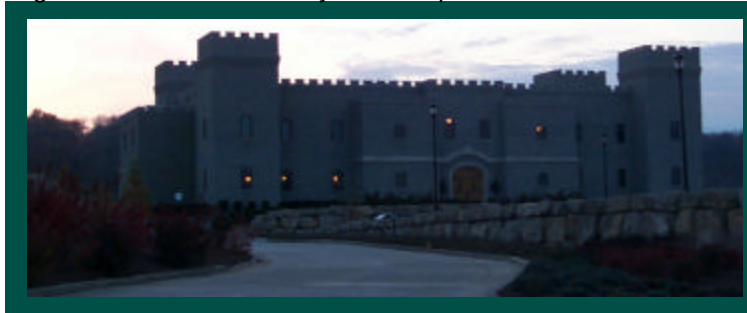
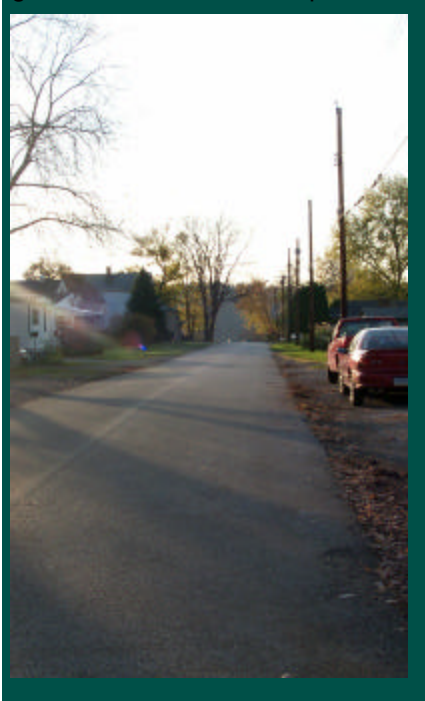


Figure I-5: New Brighton Library

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Figure I-7: Pulaski Township



- The majority of the Township is served by public water.
- Other atypical sections of development include two golf courses near the western border along with scattered development; Bradshaw Park is located in the central portion of the Township.
- Portion of Brush Creek County Park (including the entrance) is located in the Township.
- Numerous golf courses dot the landscape:
- Fox Run Golf Course (public) is located along the west side of River Road in the western section of the township, near the Beaver River.
- Connoquenessing Country Club and Golf Course (private) is located at the southeast corner of Route 65 and Country Club Road, south of the Franklin Township line, along Connoquenessing Creek.
- The Olde Stonewall "pro-am" Golf Course (public) and Shakespeare's Restaurant are located along Route 65, south of Connoquenessing Country Club.
- Harts Content Campground is located along Glendale Road, just south of Interstate 76 in the eastern side of the Township near Brush Creek County Park.
- Historic cemetery located on Chapel Drive
- Riverside School complex is located on the south side of Country Club Drive, near the Franklin Township/North Sewickley municipal border. North Sewickley Volunteer Fire Department, the grange, and municipal buildings are clustered between Douglas and Edgewood Roads along Route 65.
- Large selection of churches located throughout the community.

Pulaski Township

Pulaski Township is the smallest municipality (in land area) within the study area. The Township is bounded to the south by Rochester Borough, to the west by New Brighton, and to the north and east by Daugherty Township. Pulaski Township exhibits the second most dense development pattern and contains predominantly residential uses. There is very little variation in the type of residential development.

KEY FEATURES INCLUDE:

- A large mobile home residential development is located in the northern portion of the Township.
- A dense apartment complex located at the southern border of the Township, directly adjacent to Rochester Borough.
- New Brighton High School is located in the central portion of the Township.

Relationship to Adjacent Municipalities

Not only does a comprehensive plan build upon itself, it builds upon those plans and ordinances established for the surrounding municipalities. Eighteen municipalities surround the entire Northeast Upper Beaver Valley Region. Each municipality has been examined in terms of its current land use tools (whether or not they have a comprehensive plan, zoning, or subdivision and land development ordinances). It is important to consider the relationships of land uses between adjacent communities when developing a plan for future land use and governmental land use policies.

Planned land uses that are consistent with those in neighboring municipalities can lead to cost effective and mutually beneficial intergovernmental development. Figure I-1 outlines the existing land use controls within each of the municipalities that surround the Northeast Upper Beaver Valley Region.

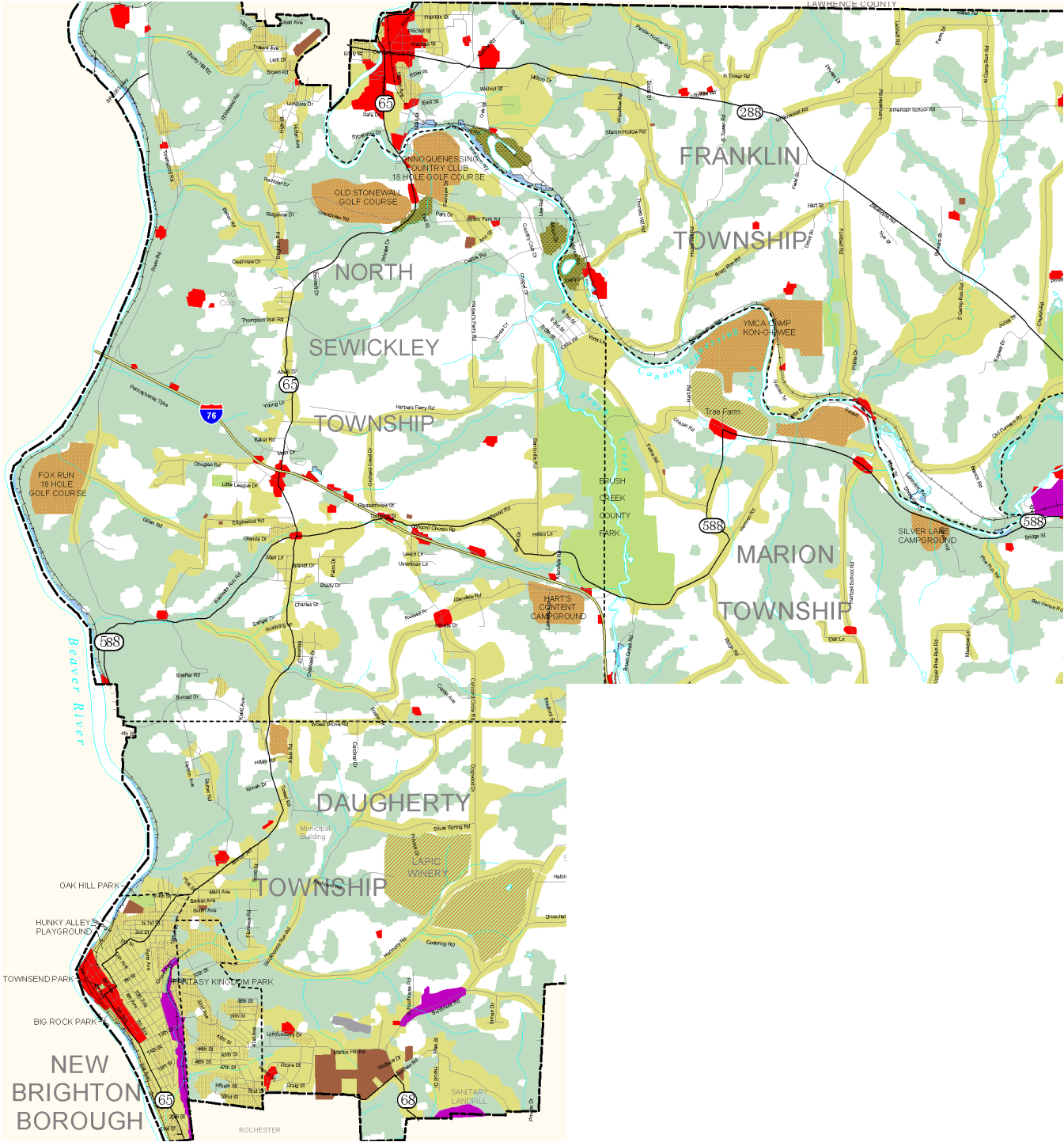
Table I-2:

Existing Land Use Controls and Comprehensive Plans for the Surrounding Municipalities

(Source: <http://ctcoas01.state.pa.us/dced/mss.dyn_mun_planning.show> 6/15/01)

County and Municipality	Zoning Ordinance	Subdivision and Land Development Ordinance	Comprehensive Plan
Beaver County			
Beaver Falls City	Y	Y	Y
Eastvale	N	N	N
Patterson Heights Borough	Y	Y	N
Patterson Township	Y	Y	Y
Beaver Borough	Y	N	Y
Rochester	Y	Y	Y
New Sewickley	Y	Y	Y
Homewood Borough	N	N	N
Koppel	Y	Y	Y
Big Beaver	Y	Y	Y
New Brighton	Y	Y	Y
Lawrence County			
Wayne	N	N	N
Ellwood City	Y	Y	Y
Ellport	Y	N	N
Perry	N	N	N
Butler County			
Lancaster	Y	Y	N
Jackson	Y	Y	Y
Zelienople	Y	N	N

Figure I-8: Mapping - Existing Land Use



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Existing Land Use

	Agriculture/Vacant
	Forest
	Wetlands
	Parks/Open Space
	Cemetery
	Golfing/Camping
	Agri-Business
	Rural Residential
	Low Density Urban Residential
	Medium Density Urban Residential
	Non-Residential Mixed Development
	Transportation
	Industrial

	Study Area
	Municipal Boundary
	Interstate Roads
	State Roads
	Other Roads
	River/Stream
	Railroads
	Schools

Environmentally Sensitive Areas

Figure I-10, presents a general overview of the environmentally sensitive areas within the region. Environmentally sensitive areas have been identified as part of the planning process to provide a guide for future planning. It is important to identify limitations which can inhibit the successful development of an area, cause direct environmental impacts, or necessitate extreme care and caution when making development recommendations.

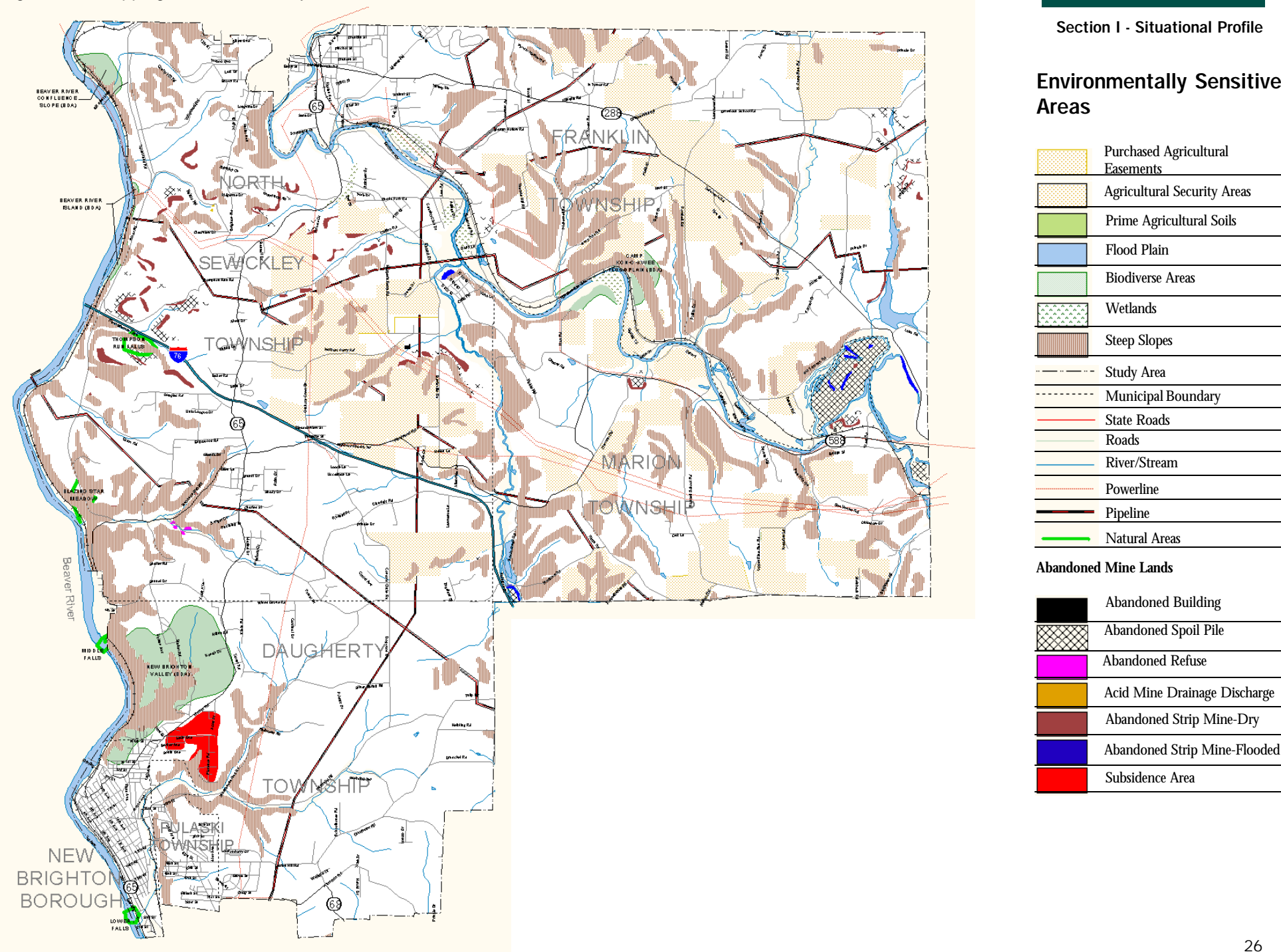
In many cases, natural and man-made land conditions can have a direct impact on future development. Environmentally sensitive areas and resource information can be used as a planning guide in defining areas that should be preserved for hazard protection, such as a flood plain or abandoned mines, or for resources protection, which could include a unique tree stand or wetland. If used properly, this information can guide growth into areas that are most suitable, and can support development without losing environmental resource amenities. Environmentally sensitive areas are as follows :

1. Limiting soil types
2. Rivers and streams
3. Flood plains
4. Wetlands
5. Bio-diversity areas
6. Problem mining areas
7. Woodlands
8. Steep slopes of 25 percent and greater



Figure I-9: Outdoors in Upper Beaver Valley

Figure I-10: Mapping - Environmentally Sensitive Areas



LIMITING SOIL TYPES

The study area contains several areas of limiting soil conditions. These include limitations due to prime agricultural soil types, agricultural security areas, and limiting subsurface conditions. The majority of the limiting agricultural soils are contained in the northeastern portion of the study area. These include large resources of prime agricultural soils in the center of Franklin Township, as well as agricultural security areas and prime agricultural soils scattered throughout North Sewickley and Marion Townships. The United States Department of Agriculture defines the qualities that characterize prime agricultural soil types as soils with high permeability to water and air, few or no rock, optimum levels of acidity and alkalinity, 0-8 percent slopes, and the absence of flooding during the growing season. Soils falling under this type are typically well drained and well suited for crops. Prime farmland soils are usually classified as Class I or II on a scale of I to VIII.

In terms of limitations for on-lot sewage disposal systems, the Soil Survey for Beaver County identifies such limitations due to high water figures, slow permeability, and proximity to bedrock and flood prone areas. The areas are shown in light purple on the "Environmental/Sensitive Areas" map.

RIVERS AND STREAMS

Several rivers and streams traverse the township and present constraints to development. Connoquenessing Creek and the Beaver River are the main watercourses which drain the study area. Several smaller streams including Bennets Run, Brush Creek, Camp Run, and Narrows Run empty into the two main collector areas, as well as countless smaller and seasonal streams. In addition to water quality and quantity, the riparian zones which buffer the stream corridor are important to the viability of the stream ecology and function.

FLOOD PLAINS

The 100 year flood plain shows areas with past experience and statistical probability which indicate that destructive flooding has a high degree of probability to occur. The stream corridors within the region showing an associated 100 year flood plain include the Beaver River (and associated spurs of Bennets Run), the Connoquenessing Creek (and spurs of Brush Creek, Camp Run, and Narrows Run), as well as the area surrounding Hereford Manor Lake. For land use regulatory purposes, contact FEMA and FIA for detailed environmental maps.

WETLANDS

Wetlands are unique environmental resources which are essential in maintaining a sound ecosystem. The United States Environmental Protection Agency (EPA) and the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Protection (DEP) are the primary agencies charged with enforcing wetlands legislation. They define wetlands as:

"Those areas inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil. Those areas generally include swamps, marshes, bogs, and similar areas."

As noted in the Beaver County Comprehensive Plan, a more definitive description of wetlands area incorporates the following:

- The presence of water on the surface during all or part of the year
- The presence of hydrophytic vegetation
- The presence of hydric soils

Within the study boundary there are several areas of wetlands as identified through National Wetland Inventory (NWI) Maps. These areas are concentrated along the length of the Connoquenessing Creek in Franklin, Marion, and North Sewickley Townships. It is important to note that the NWI mapping information should serve only as a starting point for identifying wetlands and is not a detailed resource.

BIO-DIVERSITY AREAS

Three bio-diversity areas exist within the region. One is located in Franklin Township and crosses the Connoquenessing River into Marion Township. The second bio-diversity area is on the western side of Daugherty Township, east of the Beaver River. The third is located in the northwestern section of the region in North Sewickley Township near the Beaver River Confluence. These areas are noted on the "Environmentally/Sensitive Areas" map. Bio-diversity areas are characterized by unique vegetation and/or wildlife. They are designated to encourage conservation, ensure that existing habitats are saved, and to allow for buffers between vegetative communities.

PROBLEM MINING AREAS

Abandoned mines have an impact on future development within the region. Prior to 1977, when Congress passed the Federal Surface Mining Control and Reclamation Act, (SMCRA), Pennsylvania had produced one-third of all coal mined in the United States. However, the past unregulated mining, left among others, coal refuse and spoil piles, acid mine drainage (AMD), undermined areas with subsidence potential and dilapidated buildings. Many of these problems dot the landscape of the region. As seen by the legend on the Environmental and Sensitive Areas map, problem areas are clustered around the northeastern section of the region and near Hereford Manor Lake in Franklin Township, the western section of North Sewickley Township, and intermittently dispersed throughout the center of the region.

The AML problem areas have been included on Figure I-2. Within the region, the AML problem areas fall under the conditions listed below:

- abandoned building
- spoil pile
- coal refuse
- acid mine drainage
- dry strip mine
- flooded strip mine
- subsidence area

Several organization are involved with resolving the abandoned mine problems within this region. They include: The Connequenessing Watershed Alliance, Brush Creek Watershed Association, and Penn's Corner Resource Conservation & Development.

WOODLAND AREAS

Many woodland areas cover the municipalities lines including the stream valley and higher elevated areas. Concentrations of mature woodlands are located throughout the area and should be examined on a case-by-case situation depending upon the development scenario. These areas are important resources as they add to the rural and scenic beauty of the area as well as provide wildlife habitat and provide water holding capacity to prevent erosion and siltation which could result in the sedimentation of streams. Woodlands also provide diversity in the landscape.

STEEP SLOPES

Slope information is important for all aspects of land use planning as it affects transportation, building design, drainage control and erosion, sewage disposal, and the type of land use practical for a given area. In most cases, steep slopes pose special development constraints including additional site engineering or storm water management practices, etc.

The topography of the study area can be described as rolling hills with numerous streams and headwaters. Steep slopes of greater than 25 percent are found throughout the study area. These sloped areas tend to congregate around streams and headwaters and follow drainage ways. In general, sloped areas in excess of 25 percent are considered less desirable for most types of development. Building in such areas often requires additional site work and storm water management methods. In addition to increased engineering requirements, steep sloped areas may be subject to landslide risks and structural failure as a result of shifting ground. It is important to evaluate the underlying soil types in conjunction with any development in steep sloped areas to determine the appropriate safe guards.

In terms of environmental benefit, steep slopes can create "de facto greenways, woodlands, or wildlife corridors", as they are typically the last areas to be developed or in many cases remain undeveloped as part the subdivision or land development process.

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Composite Conservation Lands

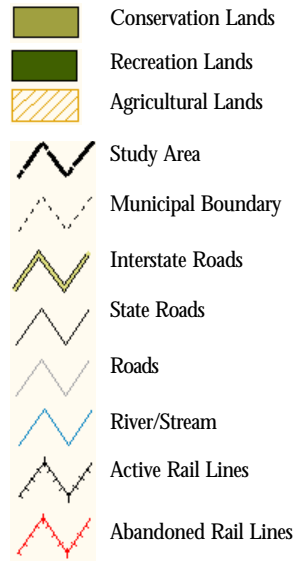
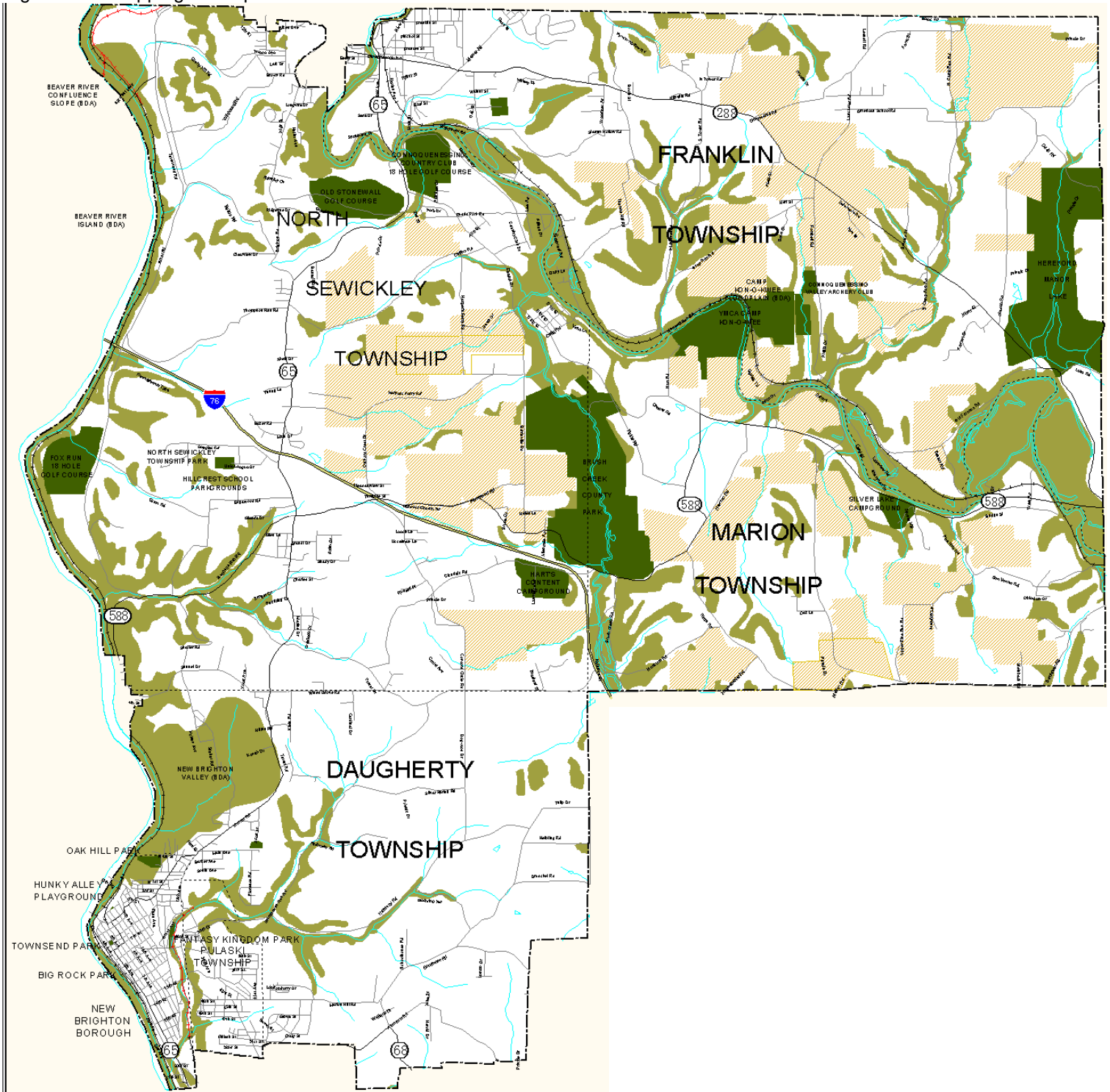


Figure I-11: Mapping - Composite Conservation Lands



Utility Service Areas and Facilities

The ability to access public water and sanitary sewer services is very important for developing communities. The limits of public water and sanitary sewer services often determine the limits of significant future development. Areas which have access to public water and sewer have many more options for the type or intensity of development. Public water and sewer service areas play an important role in determining the extent or capability of future development. Areas with public water and/or sewer are much easier to develop and generally have lower initial development costs. Further immediate access to public water and sewer also encourages growth.

Figures A3-1 and A3-2 show the source of water and sewage disposal for residents of the region as outlined in the 1990 U.S. Census. Within the region, 79.2 percent of the residents have public water and 54.3 percent of the residents have public sewers.

PUBLIC WATER SYSTEMS

Public water service is furnished by several providers in the area Figure A3-1. The two main providers are Pennsylvania American Water Company and Beaver Falls Water Authority. In addition, Zelienople Municipal Authority serves the corporation of Veka, which is eastern Marion Township. Beaver Falls Water Authority is also planning on expanding into Daugherty Township (designated by the legend on the Utility Service Areas Map). The water providers do not foresee any problems serving future growth and development in the region. The Pennsylvania American Water Company has purchased the North Sewickley Municipal Authority and is currently in the process of purchasing the Franklin Township Municipal Authority. They are planning on expanding their service area in Franklin Township (designated by the legend on the Utility Service Areas Map).

Table I-3

	Source of Water					
	Public		Wells		Other	
	#	%	#	%	#	%
Daugherty Township	772	61.46	472	37.5	12	.96
Franklin Township	974	62.04	549	34.97	47	2.99
Marion Township	41	10.62	314	81.35	31	8.03
New Brighton Borough	3,110	99.81	0	0	6	.19
North Sewickley Township	1,762	79.01	435	19.51	33	1.48
Pulaski Township	700	94.21	43	5.79	0	0
Region	7,359	79.2	1813	19.4	129	1.4

PUBLIC SEWER SERVICES

Public sewer service is provided by several sewer authorities Figure A3-2. These providers include the Beaver Falls Sewage and Solid Waste Department, Ellport Borough Sewage Authority, Ellwood City Municipal Authority, New Brighton Borough Sanitary Authority, and Rochester Area Joint Sewer Authority. Ellwood City Treatment Plant and the Ellport Treatment Plant, both indicate that they are operating at or near capacity. Beaver Falls Sewage and Solid Waste Department and New Brighton Borough Sanitary Authority are planning on expanding. North Sewickley Township has recently completed their Act 537 plan on the central and western sections of their municipality. Their proposed expansion area has not been determined. The area of Veka also has its own sanitary treatment plant which is located in Marion Township. Marion Township does not have sewers, and does not plan on forming a sewer authority. Rochester Area Joint Sewer Authority also serves a small portion of Pulaski Township. Section I-3 also shows the location of areas served by sewer. As seen by the map, much of the rural land within the region is not served by sewers. On-lot sewage systems therefore, play a significant role in sewage treatment. Due to incompatible soil types in the area, and the limited types of permitted on-lot systems by DEP, development in rural areas poses a significant challenge to the area. The Southwestern Pennsylvania Commission reports that a significant number of existing on-lot systems are malfunctioning within rural areas of Southwestern Pennsylvania. Also, Penn Vest has a low interest loan program available for most residents of lower incomes to replace failing septic tanks.

Table I-4




	Sewage Disposal					
	Public		Septic System		Other	
	#	%	#	%	#	%
Daugherty Township	438	34.87	806	64.17	12	.96
Franklin Township	724	46.11	820	52.23	26	1.66
Marion Township	15	3.89	370	95.85	1	.26
New Brighton Borough	3,110	99.81	6	.19	0	0
North Sewickley Township	64	2.87	2143	96.1	23	1.03
Pulaski Township	702	94.48	41	5.52	0	0
Region	5,053	54.3	4186	45	62	.7

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Utilities Map



Existing Water Service

-  Beaver Falls Water Authority
-  Pennsylvania-American Water Company
-  Zelienople Municipal Authority

Existing Sewer Service

-  Beaver Falls Sewage and Solid Waste Department
-  Ellport Borough Sewage Authority
-  Ellwood City Municipal Authority
-  New Brighton Borough Sanitary Authority
-  Rochester Area Joint Sewer Authority

Future Sewer Service

-  Beaver Falls Sewage and Solid Waste Department
-  New Brighton Borough Sanitary Authority








-  Study Area
-  Municipal Boundary
-  Railroad
-  Interstate Road
-  State Road
-  Local Road
-  River

Figure I-12: Mapping - Utilities

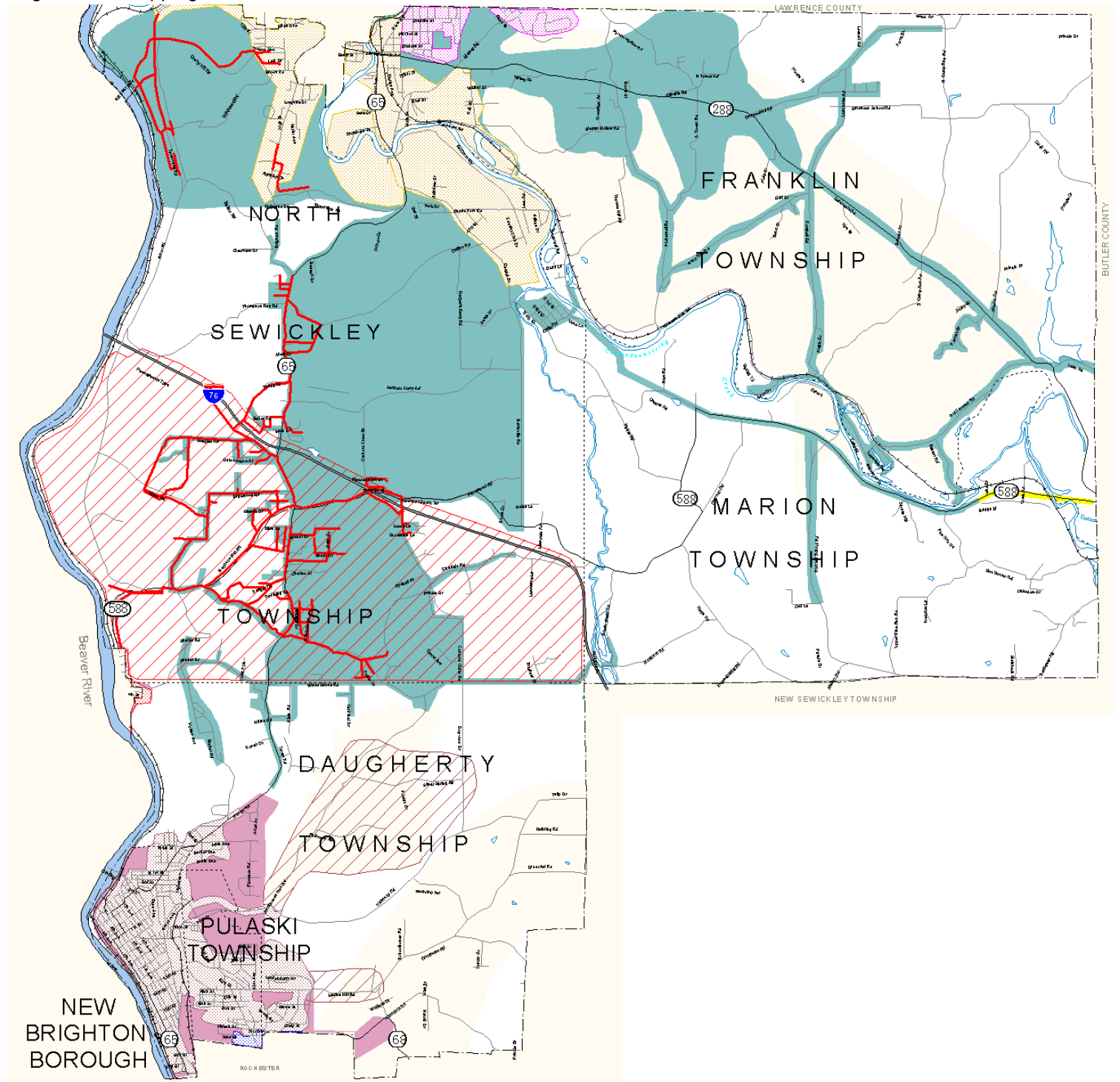
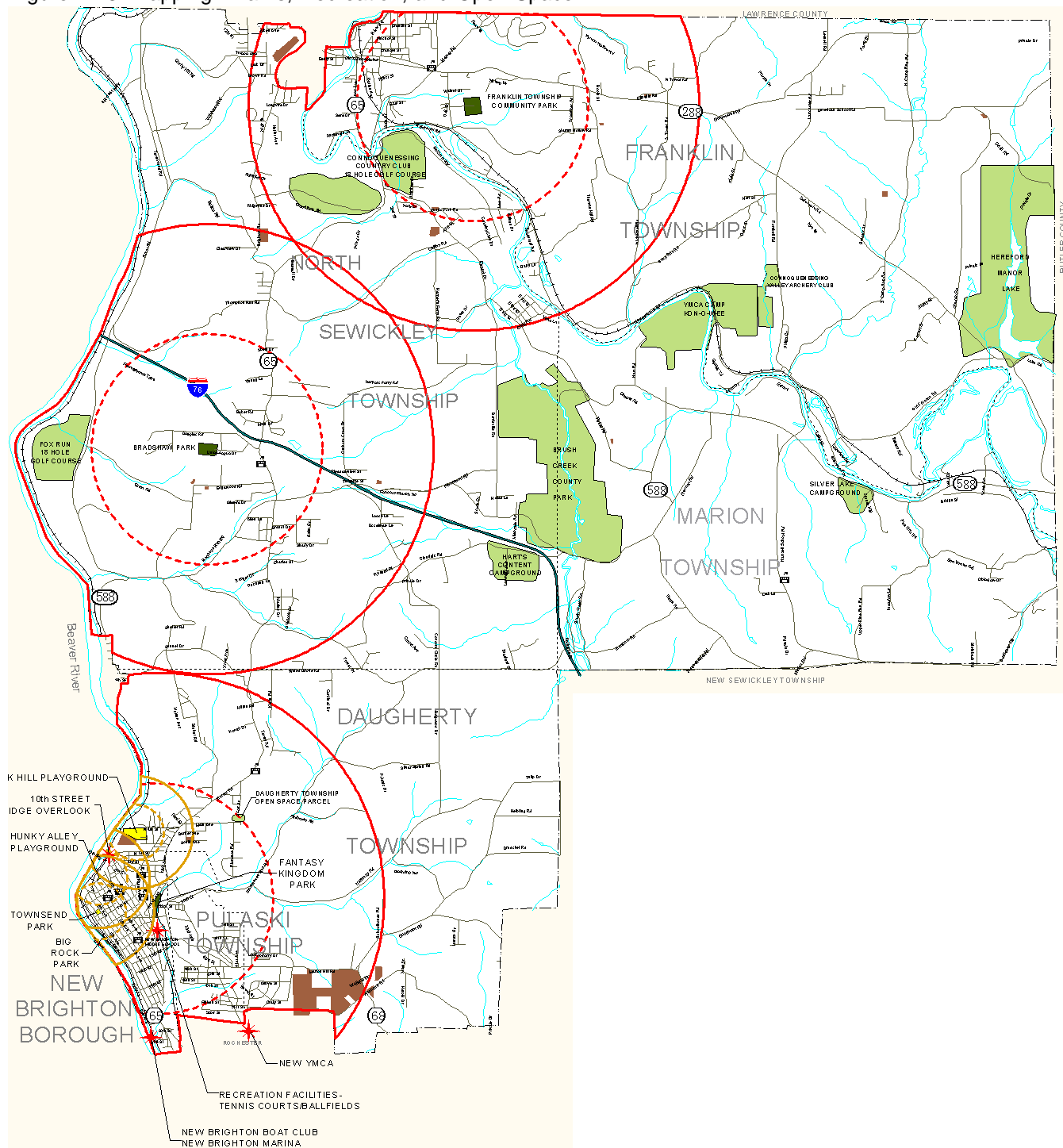





Figure II-13: Mapping - Parks, Recreation, and Open Space






Section I - Situational Profile

Park, Recreation, and Open Space










Community Park Service Areas

-  Community Park
-  1 Mile Radius
-  2 Mile Radius

Neighborhood Park Service Areas

-  Neighborhood Park
-  1/4 Mile Radius
-  1/2 Mile Radius

Symbols

-  Parks and Recreation Areas
-  Cemetery
-  Schools
-  Study Area
-  Municipal Boundary
-  Interstate Roads
-  State Roads
-  Roads
-  River/Stream

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Figure I-14: Brush Creek Park Sign

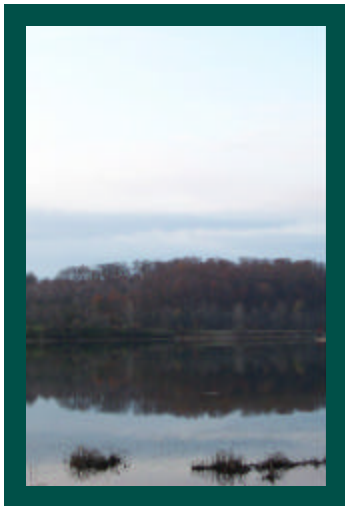


Figure I-15: Hereford Manor Lake

Parks and Recreation

Parks and recreation were identified by the public as being extremely important to the quality of life in the region. They also indicated a need for expanded and improved facilities. The National Recreation and Park Association (NRPA) generally classifies parks as a regional park, community park, neighborhood park, or special use facility. Below are the NRPA's definitions of each type of facility. Following the definitions, is a description of the parks and recreation facilities within each of the municipalities. Much of the information in this section was taken from the completed questionnaires given to each municipality.

REGIONAL PARK

A regional park is generally defined as an area of natural quality for passive outdoor recreation. These activities include many outdoor opportunities such as viewing or studying nature or wildlife habitat, picnicking, fishing, swimming, boating, hiking, among others. A regional park's primary goal is to preserve large areas of land for conservation and natural resource management, with a small amount of land used for recreational development. Parks of this nature are normally large in area and begin at approximately 100 acres in size. The service area of a regional park is 40 to 50 miles.

COMMUNITY PARK

A Community Park is generally defined as an area of diverse environmental quality which includes areas suited for varying types of recreational opportunities. These activities may include athletic complexes, large swimming pools, or areas of natural quality for outdoor recreation such as, walking, viewing nature or wildlife habitat, or picnicking. A community park is loosely defined due to its nature; it may be any combination of the above depending upon site suitability and community need. This type of park is not as large as a regionally significant park and can range from 25 to 100 acres in size. The service area of a community park is 1 to 2 miles.

NEIGHBORHOOD PARK

This type of park is easily accessible to the adjacent neighborhood population. Its purpose is to be a compact area for non-intense recreational activities such as field games, court games, playground apparatus areas, skating, picnicking, wading pools, and other related activities. Neighborhood parks are not as large as community park facilities, and are typically designed to serve a concentrated population and are typically less than 25 acres in size. The service area for a neighborhood park is .25 to .50 of a mile.

SPECIAL USE FACILITIES AND SPACES

These are areas for special recreational activities such as golf courses, nature centers, marinas, zoos, conservatories, arboretums, display gardens, arenas, outdoor theaters, gun ranges, and campgrounds. There is no applicable standard for the service area for a special use facility.

DESCRIPTION OF PARKS AND RECREATION FACILITIES WITHIN EACH MUNICIPALITY

New Brighton Borough, Pulaski Township, Daugherty Township, and Fallston (although outside of the study area) are all members of the New Brighton Recreation Authority and Board. The New Brighton Recreation Authority advocates for funding to improve and develop new recreation facilities. The New Brighton Area Board is a cooperative effort to share facilities among four municipalities (the three mentioned before and Fallston Township, which is outside of the study area). Public recreation facilities located within the four municipalities are shared and activities and programs are coordinated. New Brighton Area School District is also made up of the same four municipalities and is a cooperative effort. Below is a description of both public and private recreational facilities located within each township in the study area.

New Brighton Borough

Big Rock Park is a community park located in the Borough of New Brighton along the banks of the Beaver River. It is a linear passive area that does not necessarily meet the true definition of a community park in terms of facilities - but does draw from the larger community due to its access to the river.

New Brighton Borough also contains several neighborhood parks within its borders. They include:

- Hunky Alley Playground- located at the intersection of 10th Street and 12th Avenue. The park includes a playground, basketball court, and field area.
- Townsend Park- is situated in the downtown and is primarily a passive area with a memorial used for leisure activities, parades, and concerts. The 10th Street Bridge Overlook provides a scenic view of the Beaver River.
- Oak Hill Park- is located in the northern end of the Borough, just north of North 2nd Street along the municipal boundary of Daugherty Township. Its facilities include a playground, multi-use field, and basketball court.
- Fantasy Kingdom Park/Playground- This playground is located near New Brighton Borough Middle School and is maintained by Memorial Parks.

- The Borough has a special summer concert in the park series, an annual Car Cruise event in July.

There are several special use facilities located in New Brighton Township which include: New Brighton Marina, New Brighton Boat Club, and New Brighton Public Access Boat Launch. The New Brighton Marina and Boat Club are publicly owned, but maintained by a private institution. They are located along the east shore of the Beaver River, close to 21st Street, and near the railroad tracks. These serve as a regional amenity. The Borough of New Brighton is currently working with the Corporation for Economic Development to acquire additional riverfront property along First Avenue to create additional open space and passive recreational opportunities.

New Brighton Borough has entered into a long-term lease agreement with the New Brighton School District for two of the three tennis courts on Allegheny Street.

Recreational facilities within New Brighton are either owned and maintained by the Borough or school district. The five sites owned by New Brighton Borough include: Oak Hill Playground, the Hunky Alley Playground, Townsend Park, Tenth Street Bridge, and various Beaver River sites. The New Brighton School District owns and maintains the Oak Hill Football Stadium, the High School Complex, the Middle School Complex, and the Marion School Complex.

Pulaski Township

No recreational facilities were noted within Pulaski Township. However, due to its close proximity, many residents are within the service area of New Brighton Borough.

Daugherty Township

Daugherty Township owns an unimproved and overgrown open space located at the corner of Main Street and Florence Road. The parcel totals approximately one acre. The southwestern section of Daugherty Township has access to some facilities in New Brighton Borough. The Beaver River and the riverfront also provides additional recreating opportunities.

North Sewickley Township

The Township is served by a regional park, community park, and several special use facilities. They include the following:

- Half of Brush Creek County Park exists within North Sewickley Township. It is a wooded, passive, recreating area. Users can fish, hike, bike, and picnic there.
- Bradshaw Community Park is centrally located in North Sewickley Township. Facilities include baseball fields used by Riverside School

District. Both organized softball and baseball are played there. A picnic shelter is also located in the park.

- There are several special use facilities within North Sewickley Township. They include: Fox Run 18 Hole Golf Course, Old Stonewall Golf Course, Connequenessing County Club and Golf Course, and Hart's Content Campground.

Franklin Township

Franklin is served by a regional park, community park, and several special use facilities. They include the following listed below:

- Hereford Manor Lake (owned by the PA Fish Commission) is a regional park and is located within Franklin Township. It offers passive recreating activities such as fishing, hiking, biking, and picnicking.
- Franklin Township Community Park is located in the north-western corner of Franklin Township and contains 5.66 acres. Park facilities include: three baseball fields, open grass areas, and picnic shelters. The park is well-used and well-kept. The Township is responsible for maintenance and activities are published in the Township newsletter. A desire for basketball courts has been expressed by users.
- Several private special use facilities also exist within Franklin Township. They include the Connequenessing Valley Archery Club and the YMCA Camp Kon-O-Wee.

Marion Township

Marion Township is served by several special use facilities listed below:

- Half of Brush Creek County Park also exists within Marion Township. Once again, it is wooded passive recreating area with areas for fishing hiking, biking, and picnicking.
- Special use facilities which exist within Franklin Township include the YMCA Camp Kon-O-Wee and the Silver Lake Campground

MAINTENANCE

Throughout the region, recreational facilities are either maintained by the municipalities, school districts, and county public works departments. Opportunities may exist to develop partnerships with municipalities and possibly private organizations to maintain and operate recreational facilities.

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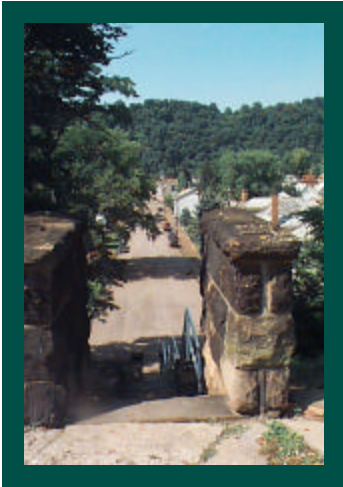


Figure I-16: Stone Staircase

SUMMARY AND ANALYSIS OF PARKS AND RECREATIONAL SERVICE AREAS

Overall, there are many opportunities for passive recreation throughout the region. Hereford Manor Lake and Brush Creek County Park are regional parks which serve all municipalities within the area.

Cultural and Historic Resources

There are numerous unique cultural and historic resources located within the region. These areas are important to the identity of the communities. As stated during the public input process, the preservation of the resources are essential to maintaining the current quality of life. As a point of reference, a cultural resource consists of prehistoric and historic districts, sites, structures, artifacts, and other physical evidence of human activities considered important to a culture, subculture, or community for scientific, traditional, religious, or other reasons. Noted on the "Cultural Resources and Historic Preservation Map" are various historic sites and cultural attractions. The map should be referenced for further detail and description while reading the following paragraphs.

The townships, municipalities, and boroughs within this region of Beaver County formed for various reasons. The dates in which each formed are listed below:

- Brighton Borough incorporated in 1838.
- Pulaski Township formed in 1854 from New Sewickley.
- Daugherty Township formed in 1894 from Pulaski Township.
- Ellwood City Borough annexed part of North Sewickley Township, Beaver County, in 1918.
- Franklin Township formed in 1850 from Perry and Marion Townships.
- Marion Township formed in 1845 from North Sewickley Township.
- North Sewickley Township formed in 1802 from Sewickley Township.

Following is a description of each township and/or Borough and the significant cultural and historic resources located within each.

In New Brighton Borough, there are many cultural and historic attractions located within a relatively dense area. There is a Civil War Prison from 1864; the Merrick Art Gallery and the Merrick House; a site of an underground railroad; canals from the 1800's; the Quaker Mill and Dam; the first bridge over the Beaver River; and the First Presbyterian Church, built in 1834. The Merrick Art Gallery is listed on the National Register of Historic Places.

Surrounding Pulaski Township and New Brighton Borough is Daugherty Township. Several historic churches and schools exist within Daugherty. The Lopic Winery is also a well known attraction within this community.

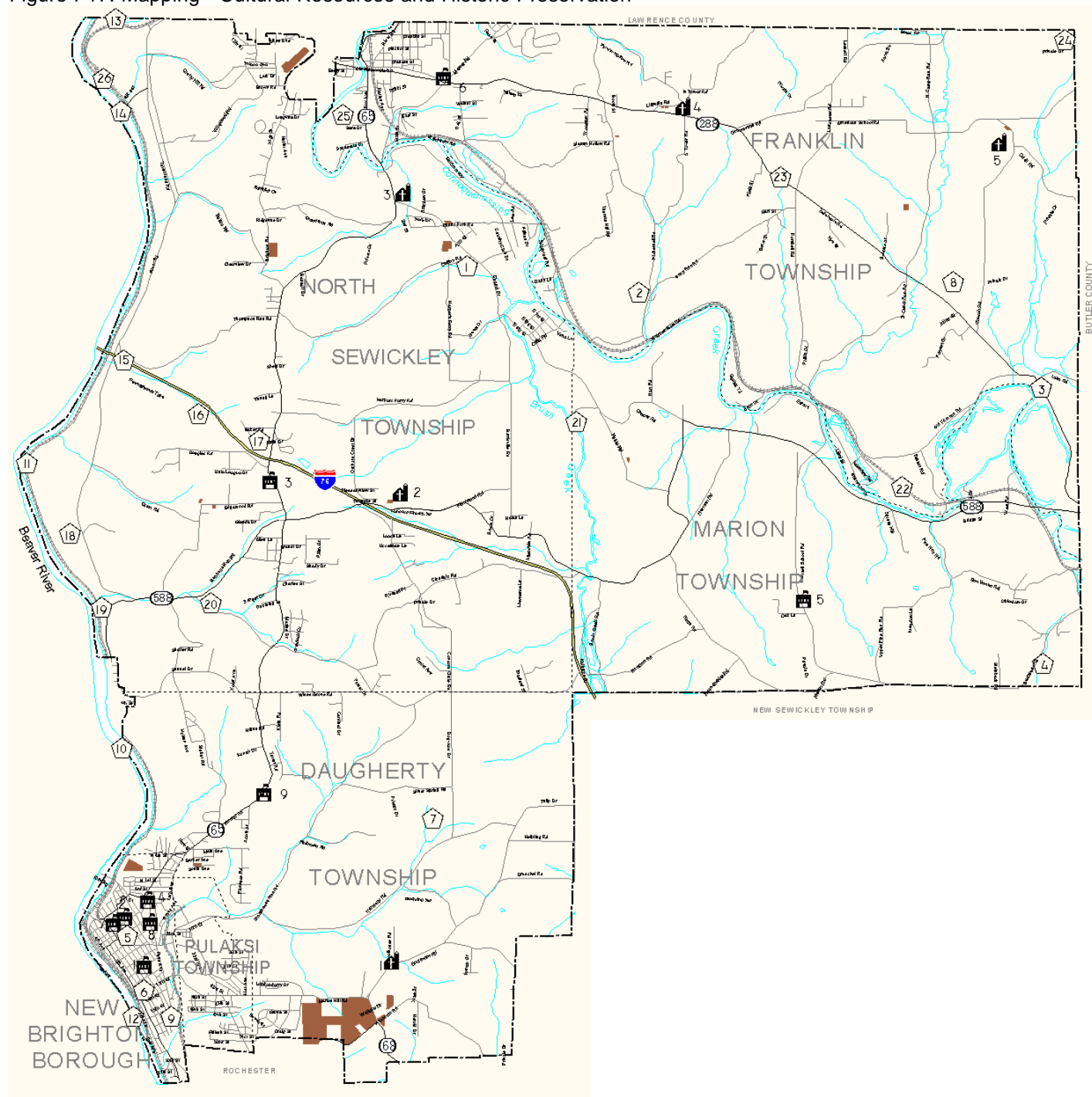
North of Daugherty Township is North Sewickley Township. Once again, this township is rich in cultural resources and historic sites. There are several historic cemeteries, churches, homes, mills, and schools. Other interesting sites and facts include: the Homewood Iron Furnace was in blast from 1858-1896; the Koppel Bridge was built originally for trolley cars; the North Sewickley Academy was also used by soldiers and as an orphanage; and Glen Park Scenic Gorge was founded in the 1890's. The Clow James Beach House is listed on the National Register of Historic Places.

East of North Sewickley Township lies Franklin Township and Marion Township. The Connoquenessing River serves as a natural eastern border for North Sewickley Township. Franklin Township is predominantly rural; however, also has several areas which are of historic and cultural interest. Those sites and/or destinations include: the Bassenheim Iron Blast Furnace; the Red Barn Theater Playhouse; the Stephan Stone House; and several historic schools, churches, and cemeteries.

Marion Township is located just south of Franklin Township and east of North Sewickley Township. Brush Creek serves as the western boundary to the Township and the Connequenessing serves as the northern boundary. Marion Township is also predominantly rural. The Pittsburgh, Harmony, Butler and New Castle inter-urban railroad crossed through the township from 1908-1937. The Ben Venue Manor served as a welcoming house to the region in 1814. A covered bridge was built in 1976 by the County Parks Department, which crossed Brush Creek to connect Marion Township and North Sewickley Township.

Several organizations are focused on preserving and promoting the historical and cultural resources within the region. They include: The Beaver County Historical Society, The Resource and Research Center for Beaver County and Local History, The Merrick Art Gallery, and The Beaver County Industrial Museum.

Figure I-17: Mapping - Cultural Resources and Historic Preservation



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Cultural Resources and Historic Preservation Map

	Historic/Cultural Site
	Church
	School
	Cemetery
	Riverside/Beaver School District
	New Brighton Area School District
	Study Area
	Municipal Boundary
	Interstate Roads
	State Roads
	Other Roads
	Railroads
	River/Stream

Population, Education, Employment, and Income

OVERVIEW

This section provides an overview of the population and socio-economic trends occurring in the region. This inventory and analysis included a review of population levels, population density and distribution, age trends, racial mix, households income, educational levels and employment trends. Table I-4 provides population data.

Table I-5

Source: U.S. Census Bureau

Population Levels 1970 - 2000								
Municipality	1970 Pop.	1980 Pop.	% Change	1990 Pop.	% Change	1996 Est.	2000 Pop.	% Change 1970- 2000
Daugherty Township	3,719	3,605	-3%	3,433	-4.7%	3,582	3,441	-4%
Franklin Township	3,488	3,772	8.1%	3,821	1.3%	4,064	4,307	6%
Marion Township	1,292	941	-27.2%	909	-3.4%	905	940	4%
New Brighton Borough	7,637	7,364	-3.6%	6,854	-6.9%	6,581	6,641	1%
North Sewickley Township	6,048	6,758	11.7%	6,178	-8.6%	6,229	6,120	-2%
Pulaski Township	2,126	1,998	-6%	1,69	-15.1%	1,675	1,674	0%
Region	24,310	24,438	.5%	22,892	-6.3%	23,036	21,449	-7%

As indicated on Table I-4, since 1970, the region has seen a steady decline in population. However, many municipalities to the east of the region (i.e., Cranberry, along the I-79 corridor) are experiencing growth. In addition, Franklin, Marion, and New Brighton Borough had a slight increase in population.

The population density for the region is 415.2 people per square mile. As shown on Table I-5, the individual municipalities have a wide range of densities from a low of 91.2 people per square mile in Marion Township to a high of 6641 people per square mile in New Brighton Borough. The more dense areas of settlement are concentrated in the west, along the river. However, based upon the public input meetings many community members anticipate that expansion from the east (Cranberry Township and the I-79 Corridor) will cause the population to grow in the eastern municipalities.

Table I-6

Source: U.S. Census Bureau (Figure A1 - P2 and Figure A1 - P3)

Population Density 2000			
Municipality	2000 Population Estimates	Square Miles	Population/Square Miles
Daugherty Township	3,441	10.0	344.1
Franklin Township	4,307	17.7	243.3
Marion Township	940	10.3	91.2
New Brighton Borough	6,641	1.0	6,641.0
North Sewickley Township	6,120	20.7	295.6
Pulaski Township	1,674	0.8	2,092.5
Region	25,123	60.5	415.2

Table I-7
Source: U.S. Census of Population

Age Distribution Related to Total Population 2000							
Township Name	Total Pop.	White	% White	African American	American Indian	Asian	Hispanic or Latino
Daugherty Township	3,441	3,341	97.094	63	6	5	8
Franklin Township	4,307	4,277	99.303	5	5	6	24
Marion Township	940	923	98.191	6	0	0	7
New Brighton Borough	6,641	5,730	86.282	701	16	13	33
North Sewickley Township	6,120	6,010	98.203	55	1	12	20
Pulaski Township	1,674	1,597	95.4	53	4	3	9
Total	23,123	21,878	94.616	198	32	39	101
Regional %	100%	94.6%		.86%	0.13%	.17%	0.43%

The racial makeup of Northeast Upper Beaver Valley is predominantly White. There are small minority populations, the largest being in New Brighton Borough with an African American population of 10.5 percent, the closest to the national average of 12 percent.

Table I-8
Source: U.S. Census Bureau

2000 Population Data by Race/Ethnicity									
Municipality	Under 5	5-14	15-19	20-24	25-34	35-44	45-54	55-64	65+
Daugherty Township	191	480	256	131	347	578	544	351	563
Franklin Township	264	619	319	198	505	798	583	427	603
Marion Township	42	140	74	48	114	184	136	95	107
New Brighton Borough	438	988	477	434	897	1,041	884	506	976
North Sewickley Township	287	907	429	273	601	1,007	889	688	103
Pulaski Township	106	233	99	86	222	262	242	167	2,417
Region	1,328	3,367	1,654	1,170	2,686	3,861	3,278	2,234	4,769
% of Region	5.45	13.83	6.79	4.81	11.03	15.86	13.46	9.18	19.59

In 2000, individuals within the age group 35-44 comprised the largest population segment in the region. This group is closely followed by the 5-14 age group and then 45-54 age group. This fairly equal distribution reflects the diversity ages of the regional population, with no one segment dominating. The largest age cohorts contain citizens who range from 25-54 years of age.

Table I-9
Source: U.S. Census Bureau

2000 Household Characteristics			
Municipality	Total Households	Number of Family Households	Number of Non-family Households
Daugherty Township	1,269	995	274
Franklin Township	1,600	1,220	380
Marion Township	361	265	96
New Brighton Borough	2,740	1,715	1,025
North Sewickley Township	2,238	1,758	480
Pulaski Township	726	472	254
Region Average	1,489	1,070.83	418.16

Table I-8 shows the number of households and the average household size in comparison to the average family size. Family households outnumber non-family households in this region by an average of 652.27. Daugherty and North Sewickley have the highest number of family households compared to non-family households with approximately 3.5 times the number of non-family households as there are family households.

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Table I-10
*possible median income/Source: U.S. Census Bureau

1989 Household Income by Municipality								
Income	Number of Households						Region	% of Total Region
	Daugherty Township	Franklin Township	Marion Township	New Brighton Borough	North Sewickley Township	Pulaski Township		
Up to \$5,000	36	128	22	374	99	61	720	8.27
\$5,000- \$9,999	73	109	30	532	217	89	1,050	12.06
\$10,000- \$12,499	95	82	17	179	85	49	507	5.82
\$12,500- \$14,999	59	69	21	168	158	35	510	5.86
\$15,000- \$24,999	244	275	70	566	438	199	1,792	20.59
\$25,000- \$49,999	430	562	98	768	885	209	2,952	33.92
\$50,000- \$74,999	228	121	45	261	201	48	904	10.39
\$75,000 or more	71	36	33	22	92	12	266	3.05

Table I-9 highlights the number of households in the various municipalities by their median income. The majority of households in the region have a median income of between \$25,000-\$49,000. Though 33.92 percent of households in the region fall into this category, roughly 50 percent of the households in the region have lower median incomes. The median income for the United States was \$40,816, the average median income for Pennsylvania was \$38,936, and the median income for Beaver county was \$24,276 for a household, and \$29,455 for a family household.

Table I-11
Source: U.S. Census Bureau

1990 Highest Level of Education Obtained - Total Population over 25 Years Old														
Education Level	Daugherty Twp.		Franklin Twp.		Marion Twp.		New Brighton		North Sewickley		Pulaski Twp.		Region	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
less than 9th grade	157.0	6.9	236.0	9.7	38.0	6.4	423.0	9.4	318.0	6.9	167.0	14.8	1,339.0	8.6
9th - 12th grade (no diploma)	262.0	11.4	356.0	14.6	47.0	7.8	641.0	14.2	736.0	16.0	202.0	17.9	2,244.0	14.4
High School Graduate	1,027.0	44.8	1,252.0	51.4	322.0	53.8	2,016.0	44.6	2,150.0	46.8	529.0	46.9	7,296.0	46.9
Some College (no degree)	368.0	16.1	293.0	12.0	78.0	13.0	791.0	17.5	753.0	16.4	139.0	12.3	2,422.0	15.6
Associates Degree	140.0	6.1	53.0	2.2	32.0	5.4	331.0	7.3	176.0	3.8	33.0	2.9	765.0	4.9
Bachelors Degree	253.0	11.1	185.0	7.6	67.0	11.2	251.0	5.5	356.0	7.8	37.0	3.3	1,149.0	7.4
Graduate/Prof. Degree	84.0	3.6	61.0	2.5	14.0	2.3	67.0	1.5	101.0	2.2	22.0	1.9	349.0	2.2

Table I-10 displays educational attainment by municipality for populations 25 years and older. Educational achievement is normally distributed (normal bell curve) with the median being attainment of a high school education. Across the board, high school graduates are the largest category with Daugherty Twp. 44.8 percent, Franklin Twp. 51.4 percent, Marion Twp. 53.8 percent, New Brighton 44.6 percent, North Sewickley 46.8 percent, Pulaski Twp. 46.9 percent, with the regional average of 46.9 percent for high school educational attainment. 8.6 percent of people over the age of 25 have less than a 9th grade education, 14.4 percent have some secondary school education, but no diploma. According to 1990 census data, Beaver county has an overall dropout rate of 25.1 percent with 74.9 percent of it's residents over age 25 completing high school, and 11.9 percent becoming college graduates. The high school graduation rates for the Northeast Upper Beaver Valley region are roughly 25 percent below the county average with a high school graduation rate of approximately 50 percent.

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As indicated in Table I-11, (following page) 49.1 percent of those who were employed held "white collar" jobs and were employed in the executive, professional, technical, or administrative sections. Blue collar workers employed in the service, farming, production/manufacturing, or labor industries comprised 50.9 percent of those who were employed. This equal distribution of occupations points toward a strong work force that is not disproportionate or over saturated in any one field. Of those of employment age (ages 18-64) for the region 9,368 out of 12,981 were employed meaning 72.1 percent of those of employable age were working, and 27.9 percent were not. Beaver county averages for types of employment are as follows managerial 21 percent, sales, and support 31.8 percent, service 16.4 percent, farming 1.3 percent, craft and repair 12.5 percent, labor 16.9 percent,

Table I-12
Source: Community Profile Provided by Board of Beaver County
Commissioners

Employment by Occupational Group 1990														
Occupation	Daugherty Twp.		Franklin Twp.		Marion Twp.		New Brighton		North Sewickley		Pulaski Twp.		Region	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
White Collar Worker														
Executive, administrative, managerial	169	12	160	10	45	10.8	223	8.7	255	9.4	49	7.1	901	9.6
Professional/speciality	194	13.8	129	8	41	9.9	259	10.1	206	7.6	39	5.7	868	9.3
Technical/support	57	4.1	15	.9	6	1.4	133	5.2	75	2.8	25	3.6	311	3.3
Sales	165	11.7	167	10.4	44	10.6	324	12.7	383	14.2	62	9.0	1,145	12.2
Administrative support/ clerical	215	15.3	255	15.9	42	10.1	361	14.1	382	14.1	119	17.3	1,374	14.7
Subtotal	800	56.9	726	45.2	178	42.8	1300	50.9	1301	48.2	294	42.7	4599	49.1
Blue Collar Worker														
Private household	7	.49	0	0	0	0	0	0	16	.6	0	0	23	.3
Protective service	26	1.9	12	.75	2	.48	12	.47	86	3.2	4	.6	142	1.5
Other service	102	7.3	183	11.4	39	9.4	432	16.9	419	15.5	107	15.6	1282	13.7
Farming/forestry/fishing	19	1.4	57	3.5	43	10.4	12	.47	67	2.5	13	1.9	211	2.3
Precision/production, craft & repair	231	16.4	242	15	75	18.1	307	12	366	13.5	93	13.5	1314	14.0
Machine operators assemblers/inspectors	90	6.4	135	8.4	39	9.4	213	8.3	180	6.6	83	12.1	740	7.9
Transportation & material moving	57	4.1	99	6.2	26	6.3	94	3.7	133	4.9	33	4.8	442	4.7
Handlers/equipment cleaners, helpers & laborers	73	5.2	151	9.4	13	3.1	186	7.3	131	4.8	61	8.8	615	6.5
Subtotal	605	43.1	879	54.8	237	57.2	1256	49.1	1398	51.8	394	57.3	4769	50.9
Total	1405	100	1605	100	415	100	2556	100	2699	100	688	100	9368	100

Table I-13
Source: Pennsylvania State Data Center

1990 Income and Poverty Rates by Municipality					
Municipality	Per Capita	Household Median	Family Median	% of Families in Poverty	% of Families in Poverty with Children
Daugherty Township	\$13,020	\$30,139	\$32,943	6.80%	68.60%
Franklin Township	\$10,699	\$25,864	\$29,574	10.70%	69.50%
Marion Township	\$18,323	\$26,053	\$30,385	8.00%	69.60%
New Brighton Borough	\$9,429	\$17,543	\$24,304	23.70%	82.70%
North Sewickley Township	\$11,371	\$26,257	\$29,560	8.80%	74.80%
Pulaski Township	\$10,838	\$20,326	\$23,456	10.60%	90.40%
Region	\$12,280	\$24,364	\$28,370	11.43%	75.93%

Table I-12 shows the average per capita income is \$12,280. The average household and family median income is \$24,364 and \$28,370 respectively. Daugherty, Marion, and North Sewickley Townships have the highest average household and family median incomes. Beaver County's per capita income is \$11,683, household and family median are \$24,276 and \$29,455 respectively, according to 1990 census data. The lowest poverty rates for families are in Daugherty, Marion, and North Sewickley, and lowest rates for families with children are in Daugherty, Franklin, and Marion municipalities. The average poverty rates for Beaver County are 10.8 percent for families, and 18.5 percent of those families have children. The regional averages for families in poverty are 11.43 percent and 79.93 percent of those families in poverty have children in the household.

POPULATION PROJECTIONS

Many factors need to be considered in the development of population projections. Variables such as the local and regional economy, accessibility issues, available land suitable for development, infrastructure improvements, and policy assumptions regarding future land use planning are all important factors in these calculations. Because of the many items included, population projections at the local level are very speculative and should be used with that in mind when making any decisions based upon projections.

The population projections from the Southwestern Pennsylvania Commission (SPC) indicate that by the year 2025, the population in the region will reach 25,989. This is an increase of 14.9 percent from the 1997 estimate of 22,622. Beaver County showed an increase of 15.3 percent from the 1997 estimate, which is only slightly higher than the average of the region. Figure A3-12 shows the projections for the years 2002, 2010, 2020 and 2025.

Table I-14
Source: Southwestern Pennsylvania Commission (SPC)

SPC Population Projections						
Municipality	1997 Estimates	2000 Projections	2010 Projections	2020 Projections	2025 Projections	% Change from 1997
Daugherty Township	3,512	3,773	4,276	4,337	4,327	23
Franklin Township	4,026	4,592	5,683	5,817	5,795	44
Marion Township	925	983	1,096	1,110	1,107	20
New Brighton Borough	6,622	6,416	5,979	6,295	6,558	(1)
North Sewickley Township	6,157	6,261	6,468	6,494	6,490	5
Pulaski Township	1,680	1,690	1,710	1,713	1,712	2
Region	22,622	23,715	25,212	25,766	25,989	15
County	185,684	192,435	204,727	211,100	214,104	15

Housing Inventory

This section includes an overview of the housing situation in the region by reviewing type of dwelling units, density of housing, occupancy rates, and the age of the housing stock.

HOUSING STOCK

In 1990, approximately 75 percent of the housing stock was made up of single family detached dwelling units. The majority of the multi-family dwelling units were located in the more urban areas of New Brighton and Pulaski Township. In 2000, housing stock type has changed. This information can be found in Figure A3-13 (next page). From the 2000 census, the two most common types of housing units are the 1 Unit detached with 37 percent and mobile homes, trailers with 50 percent.

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Table I-15
Source: Pennsylvania State Data Center

SPC Population Projections					
Municipality	1 Unit Detached	1 Unit Attached	2-4 Units	5-9 Units	Mobile Home, Trailer, or Other
Daugherty Township	1,101	8	26	2	1,138
Franklin Township	1,234	6	37	0	1,570
Marion Township	287	5	28	12	386
New Brighton Borough	1,763	87	590	604	3,116
North Sewickley Township	1,949	16	50	3	2,248
Pulaski Township	487	15	51	81	743
Regional Sub-totals	6,821	137	782	702	9,201
	Regional Total		18,520		
Regional %	37	1	4	4	50

Table I-14 illustrates the total number of households per municipality and the respective municipality's total number of housing units. From this we can see that Marion Township and New Brighton Borough have over 200 units more than it has households, and Franklin has over 100 units more than it has households. On the other hand, Daugherty Township has less than 50 units over it's total number of households, as does Pulaski Township. North Sewickley Township, has a demand for housing units as it has two households more than it has housing units. When looking at homeowner vacancy rates verses rental vacancy rates, the numbers suggest that there is a much higher turnover rate in rentals than there is for homeowners. Daugherty has an extremely high vacancy rate for the region, 12.6 percent with only a difference of 48 housing units. When comparing the regional and county statistics, Beaver County has approximately 79,336 housing units with a homeowner vacancy rate of 1.4 percent and a rental vacancy rate of 7.6 percent. The regional averages are 1.16 percent and 6.08 percent for homeowner and rental vacancy rates respectively. The region has a wide range of vacancy rates from 12.6 percent in Daugherty which is well above the county average, to 2.2 percent in North Sewickley Township.

Table I-16
Source: U.S. Census Bureau

Total Households, Housing Units and Vacancy Rates by Municipality, 2000				
	Total Households	Total Housing Units	Homeowner Vacancy Rate %	Rental Vacancy Rate in %
Daugherty Twp.	1,269	1,317	0.9	12.6
Franklin Twp.	1,600	1,715	0.9	2.9
Marion Twp.	361	388	1.4	6.8
New Brighton Borough	2,740	2,999	2.3	6.7
North Sewickley Twp.	2,238	2,326	0.7	2.2
Pulaski Twp.	726	764	0.8	5.3
Regional Averages	1,489	1,585	1.16	6.08

Table I-15 you can compare the housing unit occupancy status between 1990 and 2000. From the 1990 census data, approximately 93 percent of the units in the region are occupied. Daugherty and North Sewickley have the highest occupancy rates at 96.4 percent and 96.2 percent respectively.

Table I-17
Sources: U.S. Census Bureau

Housing Unit Occupancy Status 1990 and 2000								
Municipality	Occupied		Vacant		Occupied		Vacant	
	#	%	#	%	#	%	#	%
Daugherty Twp.	1,223	97.4	33	2.6	1,269	96.4	48	3.6
Franklin Twp.	1,377	87.7	193	12.3	1,600	93.3	115	6.7
Marion Twp.	338	87.6	48	12.4	361	93.0	27	7.0
New Brighton Borough	2,875	92.3	241	7.7	2,740	91.4	259	8.6
North Sewickley Twp.	2,167	97.2	63	2.8	2,238	96.2	88	3.8
Pulaski Twp.	701	94.3	42	5.7	726	95.0	38	5.0
Region	8,681	93.3	620	6.7	1,489	94.2	95.8	5.7

Table I-18
Source: Pennsylvania State Data Center REF: STF 329 PA

Total Housing Units									
Municipality	Year Structure Built								Median Year Built
	1989 to March 1990	1985-1988	1980-1984	1970-1974	1960-1969	1950-1959	1940-1949	1930 or earlier	
Franklin Township	32	56	80	471	185	216	142	388	1962
New Brighton Borough	0	42	72	448	220	159	321	1,854	1939
Pulaski Township	2	18	24	98	37	158	167	239	1948
% of Regional Total	0.62	2.68	3.9	19.08	13.8	16.76	9.62	33.51	100

There are several agencies in Beaver County that provide housing assistance programs. These agencies include Beaver County Housing Opportunities Inc., Beaver County Housing Authority, and the Beaver County Community Development Program which administers the following housing programs which are available to all Beaver County residents that meet the eligibility requirements.

Housing Opportunities and Economic Development

Housing Opportunities of Beaver County provides housing counseling services to eligible residents in the Beaver County area. Housing Opportunities offers the following five programs; Earned Home Ownership Program (EOP); Beaver County Home Buyers Program; USDA Rural Development Loans; Homeowners Emergency Mortgage Assistance Program (HEMAP); and the Second Chance Program. These programs are organized into pre-purchase and post-purchase programs.

PRE-PURCHASE

- Earned Home Ownership Program (EHOP) - This program helps first time home buyers purchase a home by offering lower down payments, lower monthly payments, and a significantly lower rate of interest. To qualify for this program candidates must complete a program of pre-purchase counseling. These counseling sessions provide information regarding monthly saving, budgeting, and purchasing a home.
- Beaver County Home Buyers Program - Under this program individuals can access grants and 0 percent interest loans to help with a down payment and closing costs. There are strict income guidelines and required contributions from the buyer.

- USDA Rural Development - Housing opportunities provides marketing, outreach, and application assistance for Section 502 and Section 504 loans, administered by the United States Department of Agriculture (USDA). The USDA provides several income dependent assistance options, and may reduce interest rates. These loans are limited to specific geographic areas, primarily the rural areas of the County.

POST-PURCHASE

- Homeowners Emergency Mortgage Assistance Program (HEAP) - The HEAP program provides assistance to families who have trouble meeting mortgage and utility payments. Under this program, trained counselors help analyze each families' financial situation. The counselors work with the family to develop a plan which will allow them to continue making payments as scheduled. The counselor can also negotiate with creditors, mortgage, and utility companies to reduce payments.
- Second Chance - This program provides a refinancing option that reduces monthly mortgage payments, by offering consumers a chance to refinance the mortgage on their existing homes.

HOUSING AUTHORITY OF THE COUNTY OF BEAVER (HACB)

The HACB provides affordable housing for families and senior citizens who meet the income guidelines. The HACB manages townhouses and apartments across the county and also administers the Section 8 program with private landlords. Generally monthly rent is 30 percent of the family's net income, or \$50 a month, whichever is greater.

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BEAVER COUNTY COMMUNITY DEVELOPMENT PROGRAM

The Beaver County Community Development Program administers the following programs: Community Development Block Grant Program (CDBG), Home Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), Community Services Program.

- Community Development Block Grant Program - Under this program the following eligible activities are carried out by the Community Development Program.
- Public facilities and improvements to address needed repairs, replacements, or construction of public facilities.
- Demolition of unsafe or unhealthy areas/buildings in neighborhoods.
- Emergency Home Improvement focuses on emergency needs of low income homeowners to eliminate code violations.
- Rehabilitation and preservation of buildings such as libraries or commercial buildings.
- Economic development which facilitate the creation or retention of jobs.
- Planning activities including codification, comprehensive planning, sewer mapping, or riverfront development.
- Downtown revitalization for eligible business districts within Beaver County including streetscape activities and financial incentives.
- Public services that benefit a specific group of low income people.
- Home Investment Partnership Program - This program provides decent, affordable housing to lower income people.
- Emergency Shelter Grant Program (ESG) - The ESG provides funding to agencies which prevent homelessness.
- Community Services Program - offers support services to that have an impact on the causes of poverty in the community

MAJOR EMPLOYERS IN THE REGION

Two major employers exist just outside of the region. Koppel Steel Corporation and Teledyne Rodney Metals are two companies just west of the North Sewickley line.

ECONOMIC DEVELOPMENT RESOURCES

Organizations which are involved with economic development activities taking place in Beaver County consist of the Beaver and Butler Council of Organized Governments, Beaver County Corporation of Economic Development, Beaver County Planning Commission, and the Corporation of Owner Operated Projects.

Transportation and Circulation

In coordination with the existing land use character analysis of the Upper Beaver Valley (Borough of New Brighton and the Townships of Daugherty, Franklin, Marion, North Sewickley and Pulaski), a transportation analysis was also completed by Herbert, Rowland and Grubic, Inc (HRG). The goal of the transportation analysis is to evaluate the existing roadway network in terms of condition. This evaluation is then used to prioritize roadways and intersections in need of general improvements. A glossary of transportation terms used in this section is included at the end of Appendix 3.

The basis of the transportation analysis consisted of a field view of the existing transportation network, which was completed on October 25-26, 2000. The field evaluation was supplemented by traffic volume and accident information provided by Pennsylvania Department of Transportation (PennDOT) Engineering District 11-0, and transportation surveys completed by the six municipalities. The results of the transportation evaluation are summarized in the following sections.

Existing Transportation Network and Circulation Patterns

The study area includes the Borough of New Brighton and the Townships of Daugherty, Franklin, Marion, North Sewickley, and Pulaski, referenced as the Upper Beaver Valley. The study area is traversed by the Pennsylvania Turnpike (I-76), a limited access toll road running east-west across Pennsylvania. However, direct access is not provided within the study area. The Beaver Valley Interchange (Exit 2) is located west of the study area across the Beaver River from North Sewickley Township.

The most heavily traveled routes through the study area include Route 65 which runs north-south from Ellwood City south through North Sewickley and Daugherty Township to New Brighton. Three major roadways run east-west through the study area. Route 288 intersects Route 65 at its northern terminus and runs east through Franklin Township to Zelienople; Route 588 runs east from Beaver Falls through North Sewickley crossing Route 65 and through Marion Township to intersect with Route 288 west of Zelienople; and Route 68 runs east through parts of southern Daugherty and Marion Townships to Zelienople.

Roadway Classification

Functional classification is used in this analysis to categorize the roadways in the study according to their function. Primarily, roadways serve two functions, mobility (the ability to go from one place to another) and access (the ability to enter adjacent property). The roadway's functional classification is based on these two classifications. The classifications are further divided among Urban and Rural. For the purpose of this study, the roadways will be classified into the following four categories.

Arterials provide for high mobility and limited access. Arterials generally convey between 10,000 and 25,000 average daily traffic (ADT). These roads connect urban centers and convey traffic for distances over one mile. Arterials often connect urban centers with outlying communities and employment. The roadway design is usually four to five 12 foot lanes with 8-10 foot shoulders and medians and design speeds of 40-60 mph. PennDOT further classifies Arterials as Principal and Minor.

Major Collectors are intended to provide for a greater degree of mobility than for land access. Collectors generally convey traffic for medium travel distances (generally greater than one mile) and convey between 1,500 and 10,000 ADT. Collectors serve motorists between local streets and arterial roads. The roadway design is two 12 foot lanes with 8-10 foot shoulders and design speeds of 35 mph.

Minor Collectors provide for equal amounts of mobility and land access. These roadways serve as major circulation roads. Minor collectors are two 11-12 foot lanes with 4-10 foot shoulders and design speeds of 30 mph.

Local Roads are intended to provide immediate access to adjoining land uses. Local roads are intended to only provide for transportation within a particular neighborhood, or to one of the other road types described. Local roads are generally 20-22 feet wide with 2-8 foot shoulders or curbing and design speeds of 25 mph.

Table A3-1 reflects the roadway volumes and classifications for the roads in Upper Beaver Valley categorized by Municipality.

Table A3-2 summarizes the accident data from PennDOT for 1995-1999 for intersections and roadway segments.

The following summarizes the classification of the existing roadways and intersections within the study area based on information supplied by PennDOT and the field view. Any existing deficiencies noted are also included. A graphical representation of the existing transportation system is included on the Transportation Issues Map.

Arterials

Route 65 is an Urban Other Principal Arterial also known as Mercer Road. Regionally, Route 65 provides access from the City of Pittsburgh northward along the Ohio River through New Brighton and northward to New Castle in Beaver County. Locally, Route 65 runs northward from the junction of Route 65 and Route 18 in New Brighton northward through Daugherty, North Sewickley and Franklin Townships. Roadway design, condition and daily traffic volumes vary on this road in each municipality. Traffic increases from 4,900 vehicles per day (vpd) through Daugherty Township to 7,100 vpd through North Sewickley Township. Volumes reach 13,000 vehicles per day in Franklin Township into Ellwood City at the northern boundary of Beaver County. Truck traffic comprises 4-7 percent of the traffic.

In New Brighton, Route 65 diverges from Route 18 and runs east through the Borough. The roadway, locally called Fifth Street, is narrow (18 feet) for the volume of traffic (7,370 vpd). The Borough is comprised of a grid pattern roadway system, therefore, there are numerous avenues crossing Route 65 within the Borough. The volume of traffic on Route 65 hinders cross traffic and access. The intersection of Route 65 (Fifth Street) and Twelfth Avenue is in need of a new traffic signal and the intersection of Route 65 (Fifth Street) and Penn Avenue is at a poor skew angle with Fourth Street. Leaving the Borough, Route 65 is narrow with hazardous curves that require "no left turn" postings onto Valley Road.

Route 65 is known as Mercer Road as it enters Daugherty Township at a steep vertical grade that hinders sight distance and access to side streets, many of which are skewed such as Main Avenue and Stuber Road. The roadway then improves as it widens slightly to 20 feet, which is still narrow for the volume of 4,900 vpd. The pavement is typically in good condition with paved shoulders. Adjacent residences and embankments hamper widening.

Traffic volumes increase on Route 65 in North Sewickley Township from 4,900 vpd south of Route 588 intersection to 7,100 vpd north of the intersection. Route 65 north of Route 588 is in poor condition with rough and uneven pavement. Additionally, to the north, the geometry, both horizontally and vertically, worsens and the roadway narrows. Due to the speed and volume of traffic on Route 65 and poor sight distance from side streets, angle accidents at intersections were common.

A significant accident history was noted at the following intersections on Route 65 in North Sewickley Township.

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transportation Issues Map

	Study Area
	Municipal Boundary
	State Route
	River/Stream

Significant Accident History - 1995 to 1999

5 - 10 Accidents

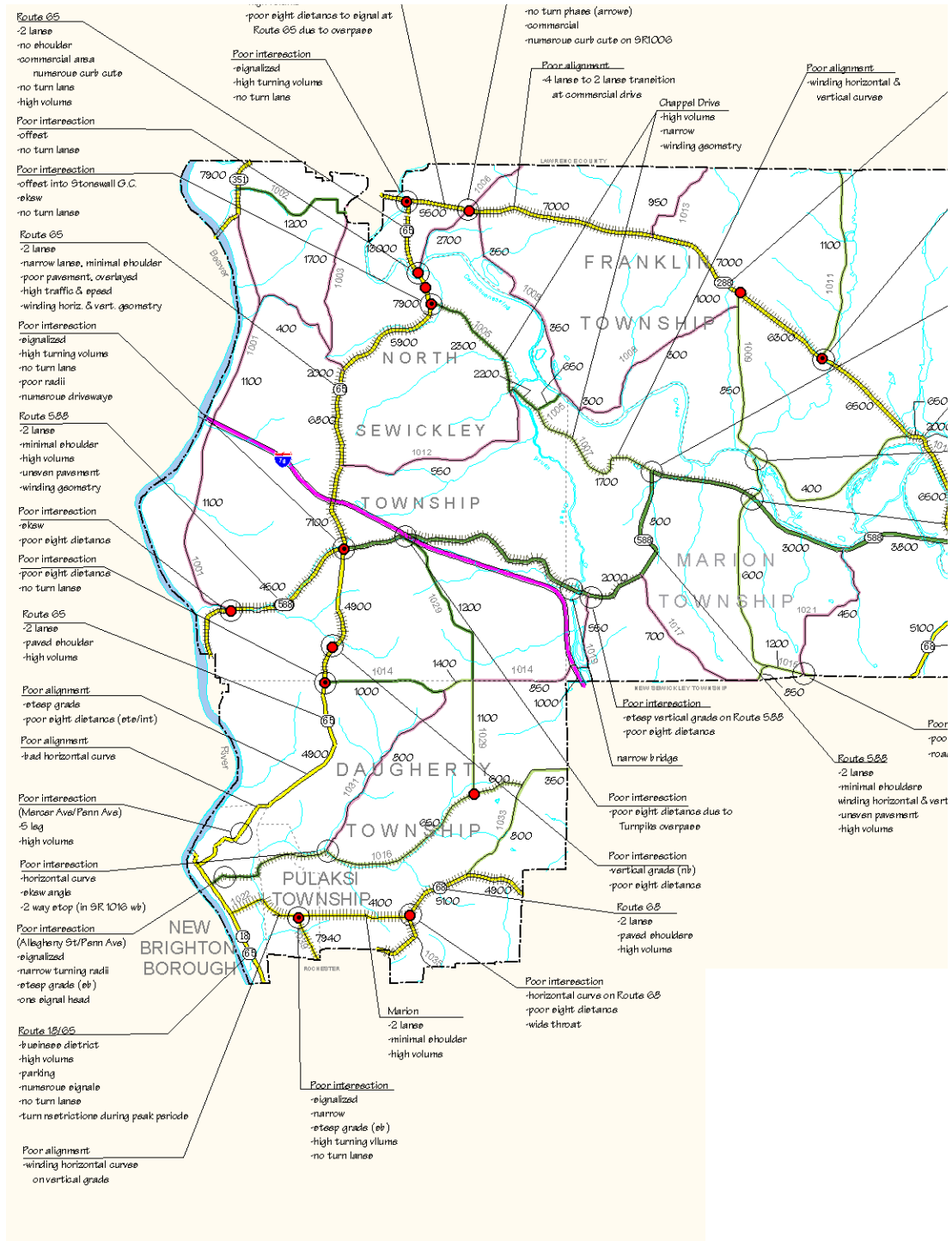
Greater than 10 Accidents

Functional Classifications

Source: PennDOT

	Interstate
	Arterial
	Major Collector
	Minor Collector
	Local Road
	Average Daily Traffic (ADT)

Figure I-18: Mapping - Transportation Issues



At the intersection of Route 65 and S.R. 1014 (Wises Grove Road), angle accidents were common due to the grade of Route 65 to the south limiting sight distance.

The intersection of Route 65 and local roads, Bologne Valley Road/Foster Road, has a significant accident history. The majority of accidents are angle accidents. The intersection is on a vertical downgrade on Route 65 from the south combined with a horizontal curve. Sight distance to the south is hindered by the vertical and horizontal geometry. Vegetation has been cut back to maintain sight distance.

The signalized intersection of Route 65 and Route 588 has a significant angle and rear end accident history. For the level of traffic and turning movements, the intersection design is poor as it is narrow with poor turning radii and no turn lanes. The signal is two-phase with no advance left turn movements. Numerous adjacent curb cuts add to the intersection turning conflicts.

The intersection of Route 65 and S.R. 1003 (Brighton Road) is at skew angle along a severe horizontal curve on Route 65. Significant traffic volumes (2,000 vpd) enter and exit Route 65 at Brighton Road. Sight distance is hindered by the geometry on Route 65. Turning movements are also hindered by the speed and volume of traffic on Route 65.

The intersection of Route 65 and S.R. 1005 (Chapel Drive) has a significant angle and rear end accident history that is contributed to by the grade and skew of S.R. 1005. This condition is worsened by the additional traffic and offset condition of the entrance to Stonewall Golf Course. The exit of Stonewall Drive also has poor sight distance to the north.

Several angle accidents were noted at the adjacent intersections of Route 65 and Country Club Drive and Route 65 and Mercer Drive. Significant turning traffic at both offset intersections hinders sight distance. Off-duty police control traffic at the Route 65 and Country Club Drive intersection during peak times for Riverside High School.

Significant accident history was noted at the intersection of Route 65 and Route 288 at the northern point of Route 65. The intersection is configured as a signalized interchange. The accident history is split between both roadways. Approaching from the east, the sight distance to the signal on Route 288 is hindered by the overpass.

Route 351 is an Urban Principal Arterial that crosses the Beaver River in the northwestern corner of North Sewickley Township. The roadway provides access from Ellwood City to the Turnpike. The roadway carries

7,900 vpd through a portion of the study area. There is 9 percent truck traffic. The roadway intersects S.R. 1001 (River Road) on a horizontal bend and several accidents were noted.

Route 18 is an Urban Principal Arterial that runs north-south through New Brighton. Regionally, Route 18 provides access north along the Beaver River to New Castle. Pennsylvania Turnpike Exit 2 is located on Route 18 to the north. Locally, Route 18 enters New Brighton from the north across the Beaver Falls-New Brighton Bridge, Route 18 joins Route 65 from the east and Route 18/65 travels south to Route 68 in Rochester. Route 18/65 in the study area is also known as Third Avenue and is the principal roadway through the business district of New Brighton. In the business district, Third Avenue has signalized intersections at Fifth, Eighth, Ninth, Tenth, Eleventh, and Thirteenth Streets. The intersections with Eighth, Ninth, Tenth, and Eleventh Avenues do not have turn lanes and have a "no left turn" restriction during peak hours. The roadway is two lanes northbound and one lane southbound. Angle parking is located along the corridor on the east side, and parallel parking is located on the west side. Traffic volumes are heavy in the business district with through traffic on Routes 18 and 65 merged with business traffic, parking and pedestrians.

The intersection of Route 18/65 and Thirteenth Street is signalized at the southern end of the business district. The intersection is confusing southbound in that the through lane becomes a right turn lane and a left/through lane is added. Due to poor signage, it is unclear that Route 18/65 traffic must move to the left/through lane to continue straight through the intersection. Significant traffic, including trucks, bears right onto Second Avenue and must return to Route 18/65.

Route 288, locally known as Ellwood-Zelienople Road, is an Urban Minor Arterial east of the interchange with Route 65 to the intersection with S.R. 1006 (Mercer Road). This section is four lanes with a grass median, which is an appropriate design for 9,900 vpd.

The intersection of Route 288 and S.R. 1006 (Mercer Road) is signalized with turn lanes on Route 288. Protected turning phases (turn arrows) are not provided on Route 288. Access is provided to shopping areas with closely spaced curb cuts on Mercer Road. Immediately east of the intersection with Mercer Road, Route 288 becomes a two-lane Rural Minor Arterial. Conflicts arise as this transition occurs in the area of the eastern entrance to the retail center on Route 288. Route 288 provides access from Ellwood City southeast through Franklin Township to the Town of Zelienople. Daily traffic volumes are 6,500 to 7,000 vpd along the length in Franklin Township. Truck traffic comprises 9 percent of the traffic. This is the primary route for trucks from Ellwood City to Interstate 79 east on Zelienople and to Cranberry Township. The

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pavement condition is fair with cracking. The lane width is acceptable (24 feet) for two lanes, but with the narrow gravel shoulders is substandard for the roadway classification and volume of traffic. Accidents along the roadway are typified by rear-end and head on accidents involving speed or roadway geometrical design. The roadway winds through vertical and horizontal curves. Significant horizontal curves occur at the eastern end at Herford Manor Lake.

Significant accident history was noted at the intersection of Route 288 and S.R. 1011 (North Camp Run Road). The long downgrades approaching the intersection, high traffic volumes, lack of turn lanes, and poor sight distance exiting Camp Run Road contribute to angle accidents.

Route 588 runs west to east from Eastvale through North Sewickley and Marion Townships to Zelienople. West of the intersection with Route 65, Route 588, known as Bennetts Run Road, is classified as an Urban Minor Arterial. Daily traffic volumes are 4,500 vpd. Truck traffic comprises 3 percent of the traffic. The two-lane road has steep vertical grades combined with numerous horizontal curves. The lane width is acceptable (26 feet) for two lanes, but with the narrow gravel shoulders is substandard for the roadway classification and volume of traffic. The pavement condition is poor and uneven. Speeds are high and driveways are numerous. This contributes to an accident history of rear-ends and angles.

The intersection of Route 588 and S.R. 1001 (River Road) has poor sight distance due to the skew of River Road and vertical grade on Route 588 to the west. This contributes to a significant accident history at the intersection. Route 588 east of the intersection with Route 65 is classified as a Collector roadway and is discussed in the corresponding section.

Route 68, a Rural Minor Arterial that regionally provides access from the junction of Route 65/Route 18 in Rochester eastward through Beaver, Butler and Armstrong Counties. Route 68 primarily runs outside the study area in North Sewickley Township, but enters the study area in two separate locations, southeast Daugherty Township and southeast Marion Township. The roadway carries 4,900 vpd in Daugherty Township and 5,100 vpd in Marion Township. Truck traffic comprises 8-10 percent of the traffic. The roadway is narrow (20 feet) for the roadway volume and classification; however, there are paved shoulders. The pavement is generally in good condition in Daugherty Township; however, the roadway is narrow with horizontal curves and poor sight distance. In Marion Township, the shoulders are narrow and the vertical grades are steep and long.

S.R. 1022 is a two-lane roadway that provides access from Route 18 in New Brighton Borough through Pulaski and Daugherty Townships to

Route 68. The roadway is classified as an Urban Minor Arterial. In New Brighton, S.R. 1022, known as Thirteenth Street, carries 2,000 vpd over a narrow cross-section 20 feet wide. In Pulaski Township, S.R. 1022, known as Sunflower Road, increases to 4,000 vpd. From Thirteenth Street entering Pulaski Township, Route 1022 has a steep vertical grade with severe horizontal curves.

In Pulaski Township, S.R. 1022 intersects S.R. 1039. S.R. 1039 (Rochester Road), is also an Urban Minor Arterial that provides access to Route 68 in Rochester. The intersection is signalized. Traffic volumes on S.R. 1039 and S.R. 1022 east of the intersection are significant, 7,940 vpd and 7,800 vpd respectively. Therefore, turning movements at the intersection are significant. The intersection turning radii is narrow for the volume of traffic and "no turn" lanes or turning phases are provided. A "No Turn on Red" sign is posted eastbound on Route 1022.

S.R. 1022, east of the intersection with S.R. 1039, then continues to Route 68. The pavement is generally in good condition. The lane width and shoulder width is substandard for the traffic volume and roadway classification. The roadway travels over vertical grades and becomes Marion Hill Road carrying 4,100 vpd.

S.R. 1022 terminates at a T-intersection with Route 68 and meets Route 68 at a horizontal curve. This curve hinders the sight distance looking both right and left onto Route 68; as well as approaching the intersection on Route 68. The throat of the intersection is wide with a vacant lot on the northwest corner.

Major Collectors

Route 588 is classified as a Major Collector east of the intersection with Route 65. The classification and volume of Route 588 decreases moving eastward. West of the intersection with Route 65, Route 588, known as Bennett Run Road, is classified as an Urban Minor Arterial. East of Route 65, Route 588 is then classified as an Urban Collector also known as Concord Church Road (Segment 140) with a volume of 3,600 vpd. Route 588 continues through North Sewickley and Marion Townships to Butler County as a Rural Major Collector and traffic volumes vary from 2,000 - 3,800 vpd. Truck traffic comprises 4-10 percent of the traffic. The roadway width (20 feet) and classification is substandard for the volume of traffic and usage.

In North Sewickley Township Route 588 is in poor condition with minimal shoulders and uneven pavement. The geometry is hilly. The intersection of Route 588 and S.R. 1029 (Concord Circle Road) has poor sight distance to the east due to the Turnpike overpass. The intersection is

wide with a median channelizing turning movements. There is a height restriction at the Turnpike overpass on Route 588 that may limit truck traffic.

The geometry of Route 588 becomes increasingly winding and hilly with steep grades entering Marion Township at a low point near Brush Creek Park. There is a narrow bridge on Route 588 between the park entrance and S.R. 1019 (Brush Creek Road). The bridge is scheduled for improvement. The intersection of Route 588 and S.R. 1019 (Brush Creek Road) has poor sight distance due to the steep grade and horizontal curve on Route 588 to the east.

The winding roadway continues past several farms to S.R. 1007 (Chapel Drive). Due to the winding geometry of Route 588 in this area, several substandard intersections were noted. The intersection of Route 588 and S.R. 1017 (Ridge Road) is on the crest of a vertical curve on Route 588 and sight distance exiting S.R. 1017 is restricted. Route 588 intersects Herman Road on a horizontal curve. S.R. 588 curves to the left, while Herman Road intersects at a tangent to Route 588.

Route 588 makes a 90-degree turn at the intersection of Route 588 and S.R. 1007 (Chapel Drive). Route 588 comprises the southern and eastern legs of the T-intersection, with S.R. 1007 to the west. Stop control exists on the Route 588 north approach (except right turns) and the S.R. 1007 eastbound approach. Route 588 westbound is unrestricted. The intersection configuration is awkward for vehicles continuing east or west on Route 588.

Route 588 east of the intersection with S.R. 1007 is less winding and hilly. The roadway is narrow (20 feet) with minimal gravel shoulders for the volume and roadway classification. The pavement is rolled in some areas and uneven due to heavy traffic volumes and truck usage. The intersection of Route 588 and S.R. 1015 (Hartzel School Road) has poor sight distance entering from the south due to the steep entering grade of S.R. 1015. The intersection radii to the north are small for the truck usage from the adjacent Honeywell plant as noticed by the truck wheel tracking off the roadway. Route 588 widens approaching Butler County to the east with wider shoulders.

S.R. 1016 is an Urban Collector in the Borough of New Brighton. S.R. 1016 (Ninth Street) connects Route 18 in the west and carries 3,136 vpd on 20 foot width. At Tenth Avenue, S.R. 1016 becomes Allegheny Street and proceeds at a skew angle to the right. The roadway narrows to 16 feet and increases in volume to 5,385 vpd. The signalized intersection of S.R. 1016 and Penn Avenue is narrow with Penn Avenue at a steep grade to the north. Turning movements are difficult due to the narrow width. Only one signal head is positioned in the center of the intersection. S.R.

1016 to the east becomes a Rural Minor Collector.

S.R. 1005 (Chapel Drive) is an Urban Collector in North Sewickley Township. S.R. 1005 is a connector between Route 65 to the west and S.R. 1007 (also Chapel Drive) to Route 588 to the east. S.R. 1005 carries 2,300 vpd on a narrow (20 feet) width. Access is provided to local neighborhoods along the roadway. Traffic volumes are anticipated to increase, as this is the designated route to Stonewall Golf Course from the east.

S.R. 1014 (Wises Grove Road) is an Urban Collector running east from Route 65 at the boundary of North Sewickley and Daugherty Townships. The roadway is a connector between Route 65 and S.R. 1019 (Brush Creek Road). The roadway carries 1,000 vpd on a narrow (20 feet) width. The pavement condition is fair with some uneven pavement. Sight distance is restricted at the intersection with Route 65. The vertical geometry hinders sight distance at intersections and driveways. The roadway volume increases east of the intersection with S.R. 1031 (Block House Run Road) to 1,400 vpd; however, the roadway classification is a Rural Minor Collector. The intersection of S.R. 1014 and S.R. 1029 (Dogwood Drive) is on a flat plane along a vertical downgrade. East of the intersection with S.R. 1029, S.R. 1014 is classified as a Rural Local Road to S.R. 1019 (Brush Creek Road). However, traffic volume is still significant at 850 vpd. The roadway is in poor condition and winding with poor sight distance for the volume of traffic.

S.R. 1029 (Concord Church Road) is classified as an Urban Collector from S.R. 1014 (Wises Grove Road) and Route 588. The roadway carries 1,200 vpd and is a connector for traffic from S.R. 1014; as well as, from S.R. 1029 south in Daugherty Township and northeast Daugherty Township to Route 588. The roadway is also a shortcut from Route 65 to Route 588 via S.R. 1014 (Wises Grove Road). The roadway is in poor condition with uneven pavement and steep grades and embankments. A PennDOT maintenance facility is located on Glendale Road connected to this roadway, and the truck traffic on this roadway is significant (9 percent).

S.R. 1002 (Cherry Hill Road) is an urban collector in North Sewickley Township. The roadway carries 1,200 vpd from Ellwood City to Route 351 and to the Turnpike. The roadway width is narrow (16 feet) for the roadway classification and traffic volume.

Minor Collectors

S.R. 1007 (Chapel Drive) is a Rural Minor Collector in Marion and North Sewickley Townships. S.R. 1007 is a connector between Route 588 to the east and S.R. 1005 to Route 65 to the west. S.R. 1007 carries 1,700 vpd on a narrow (20 feet) width with minimal shoulders. The horizontal and vertical geometry is winding, particularly west of Lake Forest Nursery. Traffic volumes are high for the roadway geometry and are anticipated to increase, as this is the designated route to Stonewall Golf Course from the east.

S.R. 1016 (Allegheny Street) enters Pulaski Township as a Rural Minor Collector and changes names at intersections with Harmony Road and Block House Run Road. Intersections are confusing with S.R. 1016 changing names and directions. S.R. 1016, Allegheny Street and Harmony Road forms a four-way intersection with S.R. 1016 making a 90 degree turn to the north and becoming Harmony Road/Block House Run Road. The east and south access to the intersection lead to the high school and elementary school campus. S.R. 1016 (Harmony Road/Blockhouse Run Road) enters Daugherty Township and carries 1,700 vpd on a narrow width (16 feet) with minimal shoulders. Block House Run Road/Harmony Road splits at the intersection of S.R. 1016 (Harmony Road) and S.R. 1031 (Block House Run Road). The wide T-intersection is at a horizontal curve on S.R. 1016. Control at the intersection is awkward as the westbound S.R. 1016 traffic is stop controlled, while the other approaches are unrestricted. S.R. 1016 (Harmony Road) continues to the east and the volume reduces to 650 vpd. The roadway becomes winding with horizontal and vertical curves. The intersection of S.R. 1016 and S.R. 1029 (Dogwood Drive) has poor sight distance due to the steep vertical grade on S.R. 1029 and the horizontal geometry of S.R. 1016. S.R. 1016 forms the T-intersection of S.R. 1016 and S.R. 1033 (Tulip Drive) and continues east to North Sewickley Township.

S.R. 1029 (Dogwood Drive) is an Urban Collector in Daugherty Township south of S.R. 1014 (Wises Grove Road). The roadway connects S.R. 1016 (Harmony Road) to the south and Route 588 to the north. S.R. 1029 also connects to S.R. 1014 (Wises Grove Road) at a four-way intersection. The roadway carries 1,100 vpd over a 20 foot width. The roadway is in fair condition with some pavement patching and minimal shoulders. The vertical geometry is steep along the roadway.

S.R. 1033 (Tulip Drive) is a Rural Minor Arterial in Daugherty Township. The roadway connects Route 68 to the south and S.R. 10169 (Brush Creek Road) in the east in New Sewickley Township. The roadway intersects S.R. 1016 (Harmony Road). The roadway carries 800 vpd over

a narrow (18 feet) width. The pavement is rough (shot and chip) and the horizontal geometry is winding.

S.R. 1011 (North Camp Run Road) is a Rural Minor Arterial in Franklin Township. The roadway runs from Route 288 north into Lawrence County. The roadway carries 1,100 vpd over a narrow (14 feet) width. In addition to the narrow width, the pavement condition is poor and the geometry is winding.

S.R. 1009 (Old Furnace Road) is a Rural Minor Arterial in Franklin Township. The roadway forms a loop on the south side of Route 288, connecting to Route 288 on the east and west terminations. Connection is also made at the midpoint of S.R. 1009 to S.R. 1015 to the south leading to Route 588. The roadway carries 400 vpd east of S.R. 1015 and 850 vpd west of S.R. 1015. The roadway is narrow (16-20 feet) with minimal shoulders. The T-intersection of S.R. 1009 and S.R. 1015 is poor with S.R. 1015 entering over a bridge and railroad tracks, and S.R. 1009 jogging around an existing building jetting into the intersection. S.R. 1009 east of S.R. 1015 is in poor condition with patched pavement.

S.R. 1015 (Hartzel School Road) is a Rural Minor Arterial in Marion Township. The roadway connects S.R. 1009 to the north and Route 68 to the south. S.R. 1015 also connects, via a four-way intersection, with Route 588, just south of S.R. 1009. North of Route 588, S.R. 1025 carries 850 vpd to S.R. 1009. The roadway is narrow with dirt shoulders and no drainage facilities. Two 90-degree horizontal curves are located on either end of the roadway as it parallels Connoquenessing Creek. South of Route 588, the roadway carries 600 vpd on a steep vertical grade to a roadway in good condition on the ridge. Some pavement sinking was noted. At the southern Marion Township Municipal border, between S.R. 1018 and Route 68, the traffic volumes increase to 1,200 vpd. The intersection of S.R. 1015 and S.R. 1021 (Pine Run Road) is located at the southern Marion Township border. There is a dip in S.R. 1015 south of the intersection that limits sight distance approaching the intersection. There was a fatal accident noted in the history for this intersection.

Local Roads

There are a wide variety of local roads in the study area. These ranged from PennDOT classified Local Roads with significant traffic volumes, urban residential streets in neighborhoods, and rural dirt roads.

The following PennDOT classified Local Roads had significant traffic volumes (over 1,000 vpd) for the roadway classification.

S.R. 1006 (Mercer Road) is an Urban Local Road in Franklin Township. S.R. 1006 carries 2,700 vpd from Route 288 to Route 65. The roadway

south of Route 288 is used as a connector to Route 65 to bypass the Route 288/Route 65 intersection. S.R. 1006 also provides access to retail development on the north side of Route 288 and has numerous curb cuts.

S.R. 1001 (River Road) is an Urban Local Road in North Sewickley Township. S.R. 1001 carries 1,100 vpd from Route 588 north along the Beaver River to Route 351. The roadway is in poor condition with rutted and patched pavement. Poor drainage and the location at the low point along the river contribute to the pavement condition.

S.R. 1003 (Brighton Road) is an Urban Local Road in North Sewickley Township. S.R. 1003 carries 2,000 vpd from Route 65 to S.R. 1004 (Belton Road) and 1,700 vpd from S.R. 1004 to S.R. 1002 in Ellwood City. The roadway is in poor condition with milled pavement and narrow width along a winding geometry.

S.R. 1019 (Brush Creek Road) is a Rural Local Road in Marion Township. The roadway is used as a shortcut from Route 65 and S.R. 1014 (Wises Grove Road) to Route 588 to the north and Route 68 to the south in New Sewickley Township.

Transportation Glossary

1. ADT - Average Daily Traffic - The total volume of traffic during a number of whole days divided by the number of days in that period.
2. Auxiliary Turn Lanes - Separate lanes provided to allow vehicles to turn.
3. Bituminous Curb - Curb made of same pavement material as roadway used to channel storm water runoff.
4. Capacity - The maximum number of vehicles that can reasonably be expected to travel a section of roadway under ideal conditions.
5. Clear Sight Triangles - Area designated to remain clear of obstructions in order to provide sight distance for vehicles at an intersection.
6. Corridors - Vital pathways used for mobility and access through a residential, commercial, or industrial area.
7. Curb Cuts - Sections of curb removed or depressed to allow for access to a parcel of land.
8. Diamond Interchanges - Interchange design comprised of a set of two entrance ramps and two exit ramps that form a diamond pattern and provide a smooth transition from an arterial or freeway to another road.
9. Embankment - Earthwork alongside a roadway.
10. Field View - Site evaluation of existing conditions performed by engineers, planners, and government officials.
11. Grades - The up and down slope of a roadway, expressed in percent, measured by the change in elevation over a horizontal distance of roadway. An upward slope is a positive grade; a downward slope is a negative grade.
12. Horizontal Curve - A curve forming a lateral transition between two different tangent directions along a roadway.
13. Horizontal Alignment - The complete description of a roadway's lateral movements including straight sections of road connected by horizontal curves.
14. Horizontal Geometry - See "Horizontal Alignment".
15. Interchange - A grade separated intersection area along a roadway consisting of entrance and exit ramps to and from an arterial or freeway.
16. Intersection Access Control - Measures used to control conflicting traffic flows (i.e. yield signs, stop signs, traffic signals).
17. Link - Roadway that connects two nodes.
18. Medians - A section of a divided highway that separates opposing directions of traffic with either barriers, grassy drainage swales, or pavement markings.
19. Node - Intersection within a roadway network.
20. Offset Intersection - Intersection in which the side streets do not meet at a common point. The vehicle must enter the cross street to continue on the side street.
21. Roadway Network - Complete set of roads that exist within a defined area.
22. Shoulder - Section of roadway adjacent to the main traffic lanes that allows for vehicles to stop, particularly in an emergency.
23. Sight Distance - Measured from driver's eye level, it is the maximum distance that the driver can clearly see objects. Particular types of sight distance are:
 - a. Corner Sight Distance - refers to the maximum length of roadway along which a driver stopped at an intersection or driveway can continuously see another vehicle approaching on another roadway or driveway.
 - b. Passing Sight Distance - refers to the length of roadway upon which a driver can at all times see an approaching vehicle.
24. Signalization - Installation of traffic signal control at an intersection to direct traffic to take a specific action.
25. Skew Angle - The difference in an angle's measure from an ideal 90 degree angle with an intersection of another roadway or structure.

- 26. Skewed Alignment - An intersection where the streets do not meet at an ideal 90 degree angle.
- 27. T- Intersection - Intersection in which a road terminates at it's connection with a crossing roadway, resembles a "T" shape when viewed from overhead.
- 28. Traffic Control Plan - A procedure for how vehicles will be regulated at an intersection or along a length of roadway.
- 29. Turning Movement - Possible directions that a vehicle can take at an intersection.
- 30. Turning Radius - Amount of area needed for a vehicle to make a turning maneuver.
- 31. Vertical Geometry - See "Vertical Alignment".
- 32. Vertical Alignment - The description of a road's vertical movements including elevations and vertical curves.
- 33. Vertical Curve - A curve forming the transition on a roadway between two different grades.

Table I-19:

Roadway Classification and Traffic Volumes						
Source: PennDOT District 11-0, 2000						
State Route Number	Segment	Local Name		Classification	Average Daily Traffic	Width
Daugherty Township						
0065	250-282	Mercer Avenue	14	Urban Other Principal Arterial	4900	20
1039	20-30	Rochester Road	16	Urban Minor Arterial	7938	16
0068	440-460	Sunflower Road	6	Rural Minor Arterial	5100	20
	430		16	Urban Minor Arterial	3685	20
1022	50	Marion Hill Road	16	Urban Minor Arterial	4110	22
1016	40-60	Block House Run Road	8	Rural Minor Collector	1736	16
	60-100	Harmony Road	8	Rural Minor Collector	650	16
1014	10-20	Wise Grove Road	17	Urban Collector	1450	20
	30		17	Urban Collector	1300	20
	40		9	Rural Local	850	20
1029	10-20	Dogwood Drive	8	Rural Minor Collector	1100	20
1033	10-30	Tulip Drive	8	Rural Minor Collector	800	20
1031	10-50	Block House Run Road	9	Rural Local	800	18
Franklin Township						
0065	390-430	Mercer Road	14	Urban Other Principal Arterial	1300	22
0288	10-30	Zelienople Road	16	Urban Minor Arterial	9900	24
	40-90		6	Rural Minor Arterial	7000	24
	100-150				6300	24
0588	290	Riverview Road	7	Rural Major Collector	3800	20
1011	10-40	North Camp Run Road	8	Rural Minor Collector	1100	14
1009	10-50	Old Furnace Road	8	Rural Minor Collector	400	16
	60-80				850	20
	90				1000	18
1006	10-30	Mercer Road	19	Urban Local	2700	24
1008	10-50	Shady Rest Road	19	Urban Local	350	14-16
	50-90		9	Rural Local	300	16
1013	10	South Tower Road	9	Rural Local	950	20

Roadway Classification and Traffic Volumes

Source: PennDOT District 11-0, 2000

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State Route Number	Segment	Local Name		Classification	Average Daily Traffic	Width
Marion Township						
0068	5700-580	Sunflower Road	6	Rural Minor Arterial	5100	26
0588	190-200	Concord Church Road	7	Rural Major Collector	2000	20
	210-220	Herman Nagel Road			800	20
	230-240				2000	20
	250-270	Riverview Road			3000	20
	270-290				3800	20
1007	20-30	Riverview Road	8	Rural Minor Collector	1700	20
1015	20	Hartzel School Road	8	Rural Minor Collector	1200	20
	30-60				600	20
1018	50	Mellon Road	8	Rural Minor Collector	850	16
1014	70	Wise Grove Road	9	Rural Local	850	18
1017	10-30	Ridge Road	9	Rural Local	700	14
1019	60-70	Bush Creek Road	9	Rural Local	550	20
1021	10-30	Pine Run Road	9	Rural Local	450	14
North Sewickley Township						
0065	290-310	Mercer Road	14	Urban Other Principal Arterial	4900	20
	320-33				7100	20
	340-350				6800	20
	360-370				5900	22
	380				7900	20
351	170	Fairland Bl.	14	Urban Other Principal Arterial	7900	22
588	100-130	Bennett Run Road	16	Urban Minor Arterial	4500	26
	140	Concord Church Road	17	Urban Collector	3600	20
	150-180		7	Rural Major Collector	2000	20
1002	10	Cherry Hill Road	17	Urban Collector	8534	16
	20-40				1200	18
1005	10-40	Chapel Drive	17	Urban Collector	2300	20
	50				650	14
1029	30-60	Concord Cr.	17	Urban Collector	1200	18
1007	10	Riverview Road	8	Rural Minor Collector	1500	20
1001	10-90	River Road	19	Urban Local	1100	20
1003	10-40	Brighton Road	19	Urban Local	2000	20
1012	10-40	Harpers Ferry Road	9	Rural Local	550	18
1004	10-20	Belton Road	19	Urban Local	400	20

Section I - Situational Profile

Roadway Classification and Traffic Volumes						
Source: PennDOT District 11-0, 2000						
State Route Number	Segment	Local Name	Classification		Average Daily Traffic	Width
Borough of New Brighton						
18	590	3rd Avenue	14	Urban Other Principal Arterial	11284	2
	580				9408	32
	570				17944	37
	560				8729	25
65	220-240	Mercer Road	14	Urban Other Principal Arterial	7370	18
1022	11	13th Street	16	Urban Minor Arterial	1978	20
	20	Sunflower Road			3956	20
1016	11	Ninth Street	17	Urban Collector	3136	20
	20-30	Allegheny Street			5385	16
Pulaski Township						
1039	20-30	Rochester Road	16	Urban Minor Arterial	7938	24
1022	30	Sunflower Road	16	Urban Minor Arterial	4000	20
	40				7800	22
1016	40	Block House Run Road	8	Rural Minor Collector	1736	16

Table I-20:

Table 2 - Accident History Summary
Source: PennDOT District 11-0, 1995-1999

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State Rte No.	Local Name	Intersection/Roadway Segment	Angle	Rear End	Head On	Object	Total
Daugherty Township							
0068	Sunflower Road	S.R. 1035	1				1
		S.R. 1022 (Marion Hill Road)				8	8
		S.R. 1033 (Tulip Drive)	2	2			4
		along roadway	2	2		18	22
		Fourth Street	1				1
		along roadway (Segment 250)				6	6
0065	Mercer Road	Valley Avenue/Main Avenue	1	1		1	3
		Crescent Heights Place	1			1	2
		William Penn Place	1				1
		Stuber Road	1	2			3
		along roadway (segment 270)			1	4	5
		Oldfield Drive			1	1	2
		along roadway (segment 280)		1	2	6	9
		S.R. 1014 (Wises Grove Road)	12				12
1022	Marion Hill Road	Daugherty Drive		1			1
		Londenderry Drive		1			1
		along roadway	1	2		7	10
1016	Block House Run Road	S.R. 1031 (Blockhouse Run Road)	1		1		2
		S.R. 1029 (Dogwood Drive)	2			5	7
		S.R. 1033 (Tulip Drive)				1	1
		along roadway				7	7
1014	Wises Grove Road	along roadway				2	2
		S.R. 1029	1				1
1029	Dogwood Drive	along roadway				1	1
1033	Tulip Drive	along roadway		1		2	3
Franklin Township							
0065	Mercer Road	S.R. 1006 (Mercer Road)	2	2		1	5
		along roadway (segment 390-410)	3	3		1	7
		S.R. 288	24	15		4	43
0288	Zelienople Road	along roadway (segment 10-20)	3	2			5
		S.R. 1006 (Mercer Road)	7	1			8
		S.R. 1008 (Shady Rest Road)	2				2
		Pine Hill Road	2	1			3
		along roadway (segment 40)	1	3	3	6	13
		Hilltop Road		1			1
		along roadway (segment 50-60)	1	4		7	12
		Lillyville		1			1
		S.R. 1013 (South Tower Road)	4				4
		along roadway (segment 70)				1	1
		Greenwood		3			3
		along roadway (segment 80-90)	4	1	1	1	7
		S.R. 1009 (Old Furnace Road)	2	2	2		6
		along roadway (segment 100-110)	2	2	2	6	12
		S.R. 1011 (North Camp Road)	10	2			12
		along roadway (segment 120-150)		2	2	16	20
1011	North Camp Run Road	along roadway				2	2
1009	Old Furnace Road	along roadway				2	2

Section I - Situational Profile

Table 2 - Accident History Summary
Source: PennDOT District 11-0, 1995-1999

State Rte No.	Local Name	Intersection/Roadway Segment	Angle	Rear End	Head On	Object	Total
Marion Township							
0068	Sunflower Road	along roadway (segment 560-580)		2	2	4	8
0588	Concord Church Road	S.R. 1019 (Brush Creek Road)	1				1
		along roadway (segment 200)	1		1	6	8
		S.R. 1017 (Ridge Road)	1				1
		along roadway (segment 210)			1	1	2
		S.R. 1007 (Chapel Drive)	1				1
		along roadway (segment 230-240)	1			4	5
		S.R. 1015 (Hartzel School Road)	1				1
		along roadway (segment 250-280)		1		8	9
1007	Chapel Drive	along roadway			1	6	7
1015	Hartzel School Road	S.R. 1021 (Pine Run Road)	1				1
		along roadway	1			1	2
1018	Mellon Road	S.R. 1017 (Ridge Road)	1				1
North Sewickley Township							
0065	Mercer Road	along roadway (segment 290)		1	1	6	8
		Bologne Valley Road/Foster Road	4			2	6
		Sylvia Drive		2			2
		along roadway (segment 300)	1	1	2	7	11
		Rosemary Drive		1			1
		along roadway (segment 310)		1	1	1	3
		S.R. 0588	8	2			10
		along roadway (segment 320-330)	3	4		7	14
		S.R. 1012 (Harpers Ferry Road)			1		1
		along roadway (segment 340-350)	2	7	6	16	31
		S.R. 1003 (Brighton Road)	1	1		2	4
		along roadway (segment 360-370)	2	1	1	7	11
		S.R. 1005 (Chapel Drive)	5	3	1	1	10
		along roadway (segment 380)		2			2
		Country Club Drive	2	4			6
351	Fairlane Bl.	S.R. 1001 (River Road)	5			1	6
		along roadway	2	1	2	2	7
588	Concord Church Road	along roadway (segment 90-100)			1	4	5
		S.R. 1001 (River Road)	2	4			6
		along roadway (segment 110-130)	4	2	2	8	16
		Bologne Valley Road		2			2
		along roadway (segment 140)		1		4	5
		S.R. 1029 (Concord Church Road)	1				1
		along roadway (segment 160-190)	1		3	13	17
1005	Chapel Drive	along roadway	3		1	5	9
1029	Concord Church Road	along roadway	1			2	3
		Glendale Road				1	1
Pulaski Township							
1022	Sunflower Road	44th Street	2	1		1	4
		S.R. 1039	6	5		3	14
1016	Block House Run Road	Cemetery Lane	2				2
1039	Rochester Road	along roadway	5				5



Section II

Creating the Vision

A "vision" is a mental image that empowers individuals and communities by giving them foresight to make events happen and projects possible. This section provides an overview of the process used to create "Northeast Upper Beaver Valley's Vision for the Future."

The process consisted of the following steps:

- (1) The creation of a vision statement.
- (2) The development of community goals.
- (3) The establishment of community development objective.
- (4) The delineation of a future land use scenario.

By developing consensus through the visioning process, there is a clear direction for the future land use scenario and potential strategies to achieve the development objectives.

Step 1 - Vision Statement

Figure II-1 presents the vision statement that incorporates the principal points extracted through the inventory of existing conditions and the various methods of public input. This statement describes an ideal future; sets the tone and direction for the Comprehensive Plan.

The vision statement describes the region in ten to twenty years.

Step 2 - Goal Statements

Step 2 involved the development of the community goals. The community goal statements are broad in nature. They are designed to be all encompassing. They are based upon community identified ideas and issues. Most importantly, goal statements establish in writing what is important to citizens in the region.

Figure II-1:

Vision Statement

VISUALIZE THE NORTHEAST UPPER
BEAVER VALLEY REGION IN 2015....

...The Northeast Upper Beaver Valley Region of Beaver County is a thriving mixture of rural and small town development with defined pockets of commercial and industrial activity. Diversity in the region's tax base provides economic security and stability. New land use regulations and economic policy have spurred sustainable and valuable public/private reinvestment in the area.

The area from the river to Brush Creek Park anchors the region's extensive open space system. Open space corridors link municipal community parks and the Brush Creek County Park. Many of the linkages follow streams that meander throughout the region. This system of open space creates continuous wildlife corridors, protects natural areas, and provides recreational opportunities.

Access to I-76 through the new interchange has greatly improved mobility within the region. As a result, more development is occurring in the area, yet a balance has been maintained due to smart growth policies that have effectively preserved agricultural lands, important natural resources, and discouraged piecemeal development.

Because of similar characteristics, the Riverside and New Brighton School Districts have an improved working relationship and share appropriate services to avoid duplicate costs. Cooperative administrative and operational functions offer students the best educational opportunities possible. Intergovernmental collaboration also expanded the variety and scale of events and recreational amenities offered such as special events (festivals, street-fairs, etc.), which are an important aspect of life in the region.

Information sharing is now accomplished on a regional basis through a variety of mediums including the "Northeast Upper Beaver Valley Newsletter" that is supported by all communities. Residents, businesses, and community leaders are proud of their region, and the many important partnerships that have formed over the years...

Figure 11-2 Key Community Goal Statements

Goal Statements	
Topic	Statement
Intergovernmental Cooperation:	To deliver public services to our citizens efficiently and effectively through successful cooperation when possible.
Education:	To support the efficient operation of schools through collaboration among school districts and broaden access to local opportunities for higher and continuing education.
Environment:	To ensure that environmental stewardship is a top priority and integrated into decision-making.
Open Space Preservation:	To actively protect environmentally sensitive areas and support the conservation of green spaces and natural land corridors throughout the region.
Parks, Recreation, and Special Events:	To balance active and passive recreational opportunities; build upon the local festivals; and recognize the positive impact the Brush Creek County Park has on the quality of life in the region.
River and Water Resources:	To utilize and enhance the access, views, and special use opportunities created by the many miles of rivers, lakes, and streams for special events, recreation, and conservation.
Information Sharing:	To develop a collaborative approach to discussing regional issues and resource sharing among officials and residents.
Transportation:	To develop a regional approach to improving the safety and flow of traffic and increase access to various modes of transportation.
Land Use:	To maintain a balance between residential and commercial development, preserve valued historical and natural resources, and promote quality architecture and sound development patterns.
Farms and Agricultural Practices:	To employ proactive agricultural protection methods and offer initiatives to promote farming as a viable industry.
Commercial Development:	To attract industries and increase the variety of employment opportunities in the region and the Beaver Valley.
Housing:	To expand the mix of housing types to ensure that all citizens have an opportunity to secure safe and affordable accommodations.
Historic and Cultural Resources:	To preserve the history of the region and to promote the awareness of cultural opportunities.

Figure II-3: Upper Beaver Valley Outdoors



Step 3 - Development Objectives

The third step involved outlining specific objectives that describe the desired character of future development in the region. These objectives represent the ideas of the community and establish a basis for developing the Future Land Use Scenario Map.

These objectives relate primarily to land use and are intended to assist in the development of innovative zoning, subdivision regulations, and land development regulations, which all govern land use. The objectives state what the community would like to see happen concerning future development. The goal statements and development objectives can be referred to by local officials and those who make policy decisions regarding the community. Specifically, the objectives focus on the following key topics:

- a) Architectural Character and Aesthetic Quality of Streetscapes
- b) Scale and Intensity of Land Uses
- c) Site Design and Parking
- d) Pedestrian and Traffic Flow

ARCHITECTURAL CHARACTER AND AESTHETIC QUALITY OF STREETSCAPES:

- Build upon and improve the existing streetscape character of village/commercial "cross-road" areas and in the "main street" style districts in the region by establishing guidelines and standards for future development, reuse, and expansions.
- Enhance building facades along selected corridors to improve the visual quality and character of an area.
- Design new buildings and adaptively re-use buildings so that fronts of buildings face the street (this practice can define an inviting streetscape promote pedestrian travel).
- Require pedestrian scale lighting that fits with the character of the area (no obtrusive lighting).
- Require signage that is well designed and promotes a positive image of the local businesses and the region.
- Discourage sign clutter and proliferation of free standing internally illuminated signs.
- Develop landscaping standards which address (1) aesthetic and architectural function, (2) engineering function, and (3) climate function.
- Retain historical and cultural resources which add to the character of the area.

SCALE AND INTENSITY OF LAND USES:

- Market the benefits of the Route 65 corridor as a unique resource by promoting ease of access and visibility.
- Encourage innovative "planned residential developments" which include small business areas that provide access to goods and services by the residents in the surrounding neighborhoods.
- Designate areas appropriate for residential, commercial, and industrial growth while also appreciating the need for open space and agricultural land.
- Continue to foster a healthy mix of land uses within the region.
- Monitor businesses that have an impact on the environment such as the landfill and mining operations. Such businesses should be environmentally conscious and responsible.
- Provide for neighborhood commercial uses in small, designated pockets within the more rural areas of the region.
- Maintain the rural character of Daugherty, North Sewickley, Marion, and Franklin Townships.
- Focus development in areas where public services are available to support efficient and sustainable development patterns.

SITE DESIGN AND PARKING:

- Design new developments so that they contribute to, and have a relationship to the community as a whole. Site planning should be accomplished by considering the elements of the site as well as the site's relationship to surrounding land and street systems.
- Permit shorter building setbacks in order to (1) make the street environment more comfortable to pedestrians in areas where public services and activity node development is desirable, (2) provide visible and direct access to buildings along the street, (3) provide room on the site for parking to the rear of a structure and (4) unify the streetscape where feasible.
- Promote the development of office uses which follow strict design and layout guidelines requiring the incorporation of unique environmental features into site design as a means of preserving the character of the area.
- Require off-street parking areas to be generally located to the rear and side of structures to (1) promote the incremental interconnection of uses and shared curb cuts in order to manage the number of vehicular access points, (2) promote the function and ease of pedestrian traffic between land uses, and (3) reduce the negative effects of large masses of asphalt.
- Encourage off-street parking design to be segmented into smaller lots with use of trees and landscaped islands. Limit the design of vast open blacktop areas.
- Require clearly defined walkways within parking lots. Walkways should be marked, separated from traffic lanes, and vehicle overhangs. Walkways should be provided from parking areas to the

entrances of establishments.

- Promote innovative site planning to preserve scenic views, natural areas, or specific features, which make each local municipality special and contribute to its rural character.
- Require the location of utility distribution lines underground within easements or the right-of-way when new roads are constructed, existing roads widened or resurfaced, or when new buildings are constructed.
- Promote, where feasible in the commercial and office centers, the use of lot layouts that include parallel roads to provide double frontage or access exclusively from a secondary road.
- Encourage the use of passive open space areas and parks (such as small urban plazas, passive parklets or small green areas in commercial/office and residential site design).
- Promote greenway easements and pedestrian pathways along the primary street frontage (e.g., Route 65 and 288).
- Promote the use of street furniture such as benches, trash receptacles, handrails, water fountains, or planters in site design to encourage pedestrian travel and to provide places for resting along the path - e.g. facilitate mobility of senior citizens.
- Utilize large open display windows in order to permit the consumer to view the activity taking place within the store.

PEDESTRIAN AND TRAFFIC FLOWS:

- Increase the spacing permitted between curb cuts and encourage shared access drives.
- Establish and maintain a liaison with PennDOT to aggressively manage the number of curb cuts on all major routes (e.g., Route 65, 288, and 588).
- Address intersection conflicts and manage access points along major corridors in the municipalities by providing through streets and street interconnections where feasible.
- Require future development, reuse or expansion projects, to provide for joint access for the pedestrian and automobile traffic.
- Require the construction of pedestrian paths for new development, reuse and expansion projects, with design focused on integrating adjacent uses and the overall streetscape where appropriate. Note, pedestrian travel routes should be as direct and convenient as possible. (According to the November 1996 Planning Advisory Services memo on Transit - Supportive Site Design and Density, "walking is, in fact, the most convenient means of transportation for distances up to 1,500 feet.")
- Discourage the design of cul-de-sacs for residential and non-residential streets. Encourage traffic movement and access by providing alternate or interconnected routes of travel.

A basic idea behind the scenario is to ensure that development fits together in an integrated and harmonious manner while achieving the ideals of the community.

Step 4-Future Land Use Scenario

This final section of Creating the Vision is organized into five parts. The first part provides an overview of the land use scenario; the second section describes how to effectively use the land use scenario in municipal planning practices; the third is a description of the conservation subdivision design technique; the fourth provides an analysis of the existing zoning ordinances; the fifth part outlines concepts for enhancing the character of land uses; and the sixth part discusses the relationship of the region's future land use scenario to surrounding municipalities.

The future land use scenario described below and depicted in Exhibit II-1 was developed by synthesizing the information compiled as part of the Section I - Situational Profile and the region's vision, goals, and development objectives. The scenario translates the community's development objectives into a spatial graphic or concept plan that will assist each municipality and the regional partners in making future development and land use decisions.

OVERVIEW

The future land use scenario reflects the community's intent to preserve the existing character in the rural townships, while permitting quality growth and development. The scenario also promotes the Borough of New Brighton and Pulaski Township as the urban centers for the region.

The future land use scenario suggests the following main points:

- The retention of natural features in site design
- Management of a compatible mix of housing types
- Enhancement of the existing activity nodes
- Continued support for and development of public parks and recreation facilities and open space linkages
- Mitigation of the traffic problems
- Enhancement of the streetscape along Route 65, Route 288, Route 588, and other developing corridors in the region.
- Creating and maintaining a mix of uses in designated areas
- Preserving farmland and open spaces
- Use of the Conservation Subdivision Design principles in appropriate places.
- Preserving and enhancing the Riverfront

USING THE FUTURE LAND USE SCENARIO

What is a future land use scenario and how should it be used? The future land use scenario is a conceptual guide for establishing policy that regulates growth management and development practices. This "Future Land Use Scenario" is not meant to be a zoning map. For that reason, the land use classifications are shown conceptually.

Specifically, the scenario provides policy recommendations for developing a wide range of land use planning concepts. The future land use scenario also serves as a guide for incremental zoning and subdivision ordinance amendments after adoption in municipalities with zoning. It provides a foundation for those who are considering land use regulation. When considering a proposed development, the important questions to ask a developer during plan review include: "How will the proposed development impact an adjacent site? Does the proposed building fit the scale and intended character of a particular streetscape? How will adjacent streets and sidewalk connections fit together? How much traffic will be generated? Where and what type of landscaping is proposed? How will stormwater run-off be handled? What effect will this plan have on the future development of the area? "

Many times a proposed development will be designed by examination of the site only. It is the responsibility of the municipal planners and decision makers to examine the whole picture and not just that site, and determine the level of continuity and compatibility between the uses. Ultimately, one should ask the question, "Does this development plan fit into the vision, goals, and desired land use pattern as stated in this scenario?"

CONSERVATION SUBDIVISION DESIGN

A recent trend in residential subdivision design being promoted by Pennsylvania Department of Conservation and Natural Resources is the concept of Growing Greener or Conservation Subdivision Design. The main objective of this approach is the preservation of important existing open spaces. As outlined in Growing Greener - A Conservation Planning Workbook for Municipal Officials in Pennsylvania.

"The Governor's 21st Century Environment Commission identified sprawl as the commonwealth's most basic underlying problem. Between 1960 and 1990, the population of Pennsylvania grew by 12 percent with the developed land area growing by 80 percent." In other words, the amount of resource land taken for urban or suburban development grew by six to seven times faster than the population.

An important point of conservation subdivision design is the separation of lot size from density. Traditionally, many municipalities have used a minimum lot size to establish the number of dwelling units permitted to be developed on a given tract of land. This method, known as conventional subdivision design, promotes the covering of the total tract with house lots and/or streets. Conservation subdivision design assumes a density-neutral approach that would yield the same number of lots attainable under the base or preexisting zoning, see Figures II-4 and II-5.

A principal point outlined in the conservation subdivision design workbook is that the idea that:

"Density should never be regulated through a minimum lot size requirement, which is an indirect and counter-productive method." Instead, density should be regulated directly as "maximum number of dwellings permitted for the total acreage in question", or as "the overall acreage required per dwelling, including common, undivided conservation land".

The workbook provides the example of a two-acre zoning district as being land consumptive as are lots within a half-acre district. Specifically, "ordinances that do not separate lot size from density, and do not allow smaller lots provided that the density remains "neutral", produce "mandatory sprawl..."

The workbook documents the many benefits of conservation subdivision design, such as:

- (a) Lower Costs - providing opportunities to reduce infrastructure, engineering, and construction costs e.g., streets can be narrowed/shortened.
- (b) Marketing and Sales Advantages
- (c) Value Appreciation
- (d) Wildlife Management
- (e) Greater Water Quality Protection through Improved Buffers
- (f) Greater Aquifer Recharge through Improved Stormwater Management

Conservation subdivision design uses a four-step process in lot layout that helps to preserve the natural features.

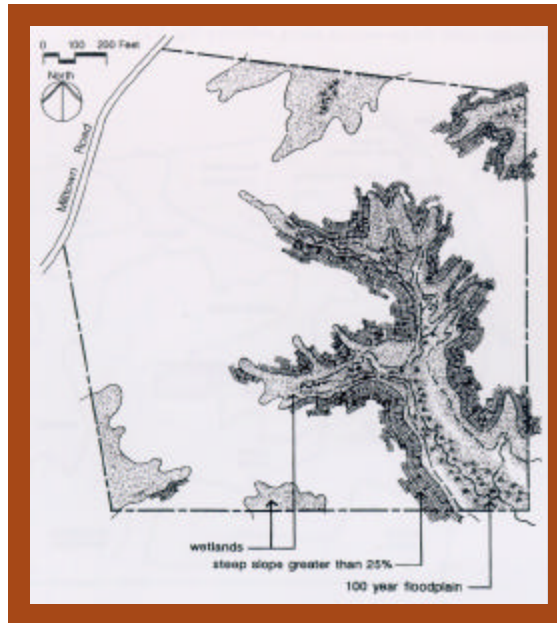
According to the Growing Greener workbook for Municipal Officials, "This approach reverses the sequence of steps in laying out conventional subdivisions, where the street system is the first thing to be identified followed by the lot lines."

The conservation subdivision process, dictates that the lot lines are the last item to be drawn in after all of the natural features have been identified. To better illustrate this concept, the four-step design process is outlined on this and the following two pages.

In an effort to preserve many of the important open space resources (that make the Northeast Upper Beaver Valley Region a special place), and to create an interconnected open space network, the principles of Growing Greener are being supported and promoted in this plan.

Section II - Creating the Vision

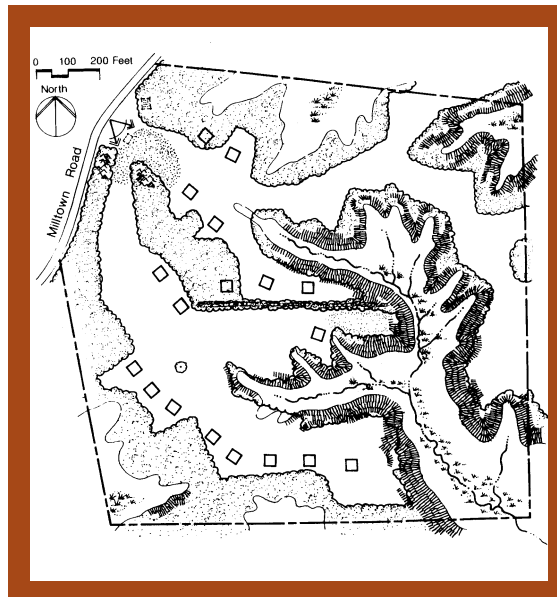
Figure II-4: Step 1



Step 1:

Identifies lands that should be permanently preserved, e.g., wetlands, flood prone areas, steep slopes, mature woodlands, stream corridors, prime farmlands, etc.

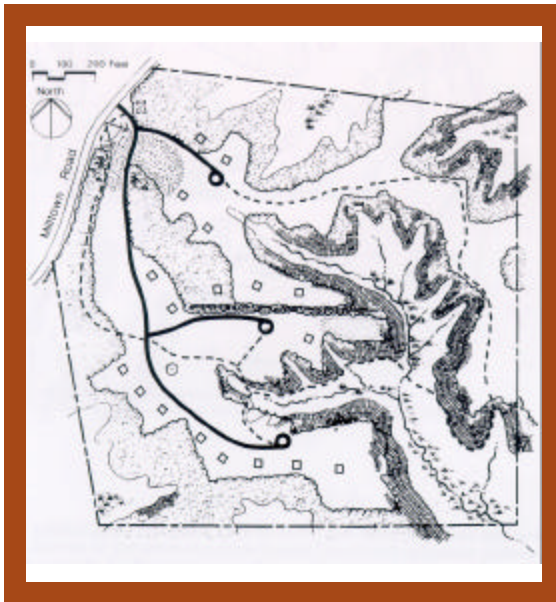
Figure II-5: Step 2



Step 2:

Locates the individual home sites to maximize the open space, maintain views, and preserve the character of the area.

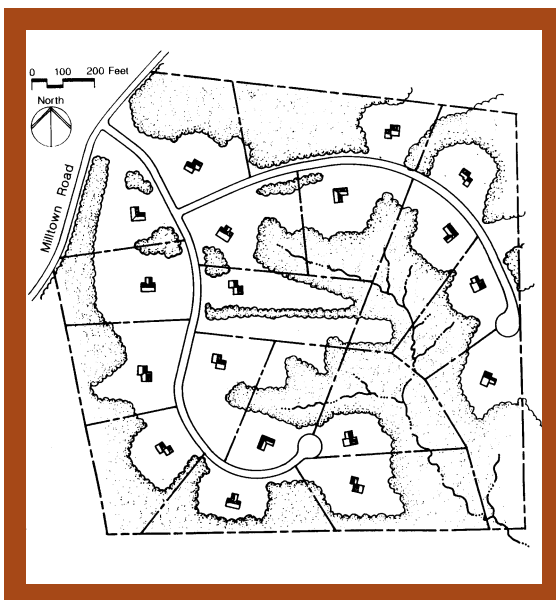
Figure II-6: Step 3



Step 3:

Involves drawing in the potential streets and trails to connect the home sites.

Figure II-7: Step 4



Step 4:

Concludes with the drawing of the lot lines.

Section II - Creating the Vision

EXISTING ZONING

Three out of the six municipalities have adopted zoning ordinances and zoning maps as part of their land use regulations. They include: Marion Township, Daugherty Township, and New Brighton Borough.

Table II-1

Municipality	Zoning Ordinance	Zoning Map
North Sewickley	No	No (in the process of adopting)
Franklin	No	No
Marion	Yes	Yes
Daugherty	Yes	Yes
Pulaski	No	No
New Brighton	Yes	Yes

Based on the existing zoning, questions to consider are:

Do the current zoning districts and the land use pattern provide for the type of development that is desired by the Community?

Will the current zoning districts permit future land uses to diversify to meet projected future needs?

LAND USE CLASSIFICATIONS:

The following land use categories were presented to the committee members to help develop the future land use scenario map. The categories represent different types of uses that the committee used to help foresee the ideal future land use of the region.

- **Single Family Residential Area** -- promotes the use of a variety of housing design methods and preserves open space and agricultural land.
- **Medium Density Residential Area** -- promotes the development of more units per acre than the single family residential land use. Single family homes (4-8 units per acre), townhomes, and condominiums are characteristic of this land use, however height is usually restricted.
- **Mixed-Use Residential Area** -- is designated to promote more dense residential development that can support a variety of dwelling types from single-family residential units, townhouses, garden apartments, condominiums, to senior care facilities. Small commercial and retail businesses are permitted in this area as well to provide convenient access to residents (such as convenience stores).
- **Growing Greener Conservation Subdivision Design** - designation allows for development that is consistent with one of the five

conservation subdivision design methods (all incorporate techniques to preserve important environmental resources which were described earlier in this section).

- **Transitional Mixed-Use/Light Commercial Area** -- is to provide for commercial and office development that serves as a transitional area between regional, commercial, and residential development patterns.
 - **Regional Commercial and Manufacturing Designation** -- promotes the area as a retail center for larger businesses and allows for more intense uses such as storage and manufacturing. The area serves as a destination for the entire region.
- **Commercial Supports** -- the development of smaller businesses.
- **High Tech/Industrial Park** -- designation supports the development of this area for industrial or high tech facilities.
- **Heavy Industrial Area** -- is to provide for a variety of heavy commercial, industrial, and manufacturing uses which contribute to the tax base and provide jobs for residents.
- **Corridor Overlays** -- designation varies based on desired enhancements, street type, transportation and aesthetic issues, and desired development.
- **River Recreation Overlay** -- designation provides a mechanism for the protection of the river and surrounding natural amenities as an important environmental and recreation area.
- **Trails and Bicycle and Pedestrian Linkages** -- purpose of classification is to provide for the development of a network of pedestrian and bicycle facilities that are used to connect open spaces, park lands, residential, and commercial areas. Facilities may include trails, bicycle lanes, and sidewalks.
- **Gateways** -- these points represent arrival and departure points along key corridors within the North East Upper Beaver Valley. Access points play an important role in defining perceptions about the character of the community.
- **Designated Agricultural** -- area is designated to be preserved for some type of agricultural use which may include agricultural easement areas, agricultural business (e.g., tree farms, wineries), agricultural security areas, and other designated farmland uses.
- **Greenway/Conservation Areas** -- open space, steep slopes, wetlands, woodlands, flood plains, or other significant areas that are to be preserved.
- **Town Center Area Classification** -- of this area encourages the development of a central activity node/focal point for the community by further defining the existing mixed-use area that contains both commercial, public, and semi-public uses.
- **Park or Recreational Land** -- The area is already park or recreational land or is desired to become park or recreation land.

Land Use Character Analysis Northeast Upper Beaver Valley Region

LAND USE CHARACTER ANALYSIS

This section describes a variety of land use character enhancements that can be applied to achieve the vision of the region. The land use recommendation outlined in the remainder of this section directly relate to the information contained on the Future Land Use Scenario Map. This map represents a composite of the region's vision of retaining a majority of the existing land uses intertwined with specific areas targeted for change. The Land Use Character Analysis Figure describes issues of concern for each municipality within the region, areas targeted for change or enhancements, and recommendations to achieve those desired changes or enhancements.

Although each municipality is listed separately, each was careful to consider the issues of the surrounding communities. The analysis consists of issues identified by each municipality while they were conducting the future land use scenario; areas targeted for development, preservation or enhancements; and recommendations to achieve those desired changes. The proceeding information is organized by issues that are important to the region as a whole and are followed by recommendations for each. The issues are noted on the Future Land Use Map as "Target Areas". Each municipality and their specific issues are listed separately, followed by recommendations. The issues are noted by corresponding numbers on the Future Land Use Map. Many of the individual issues are the same as or similar to the Regional Recommendations. We felt it was important to note the issues specific to each municipality.

Figure II-8: Upper Beaver Valley Outdoors

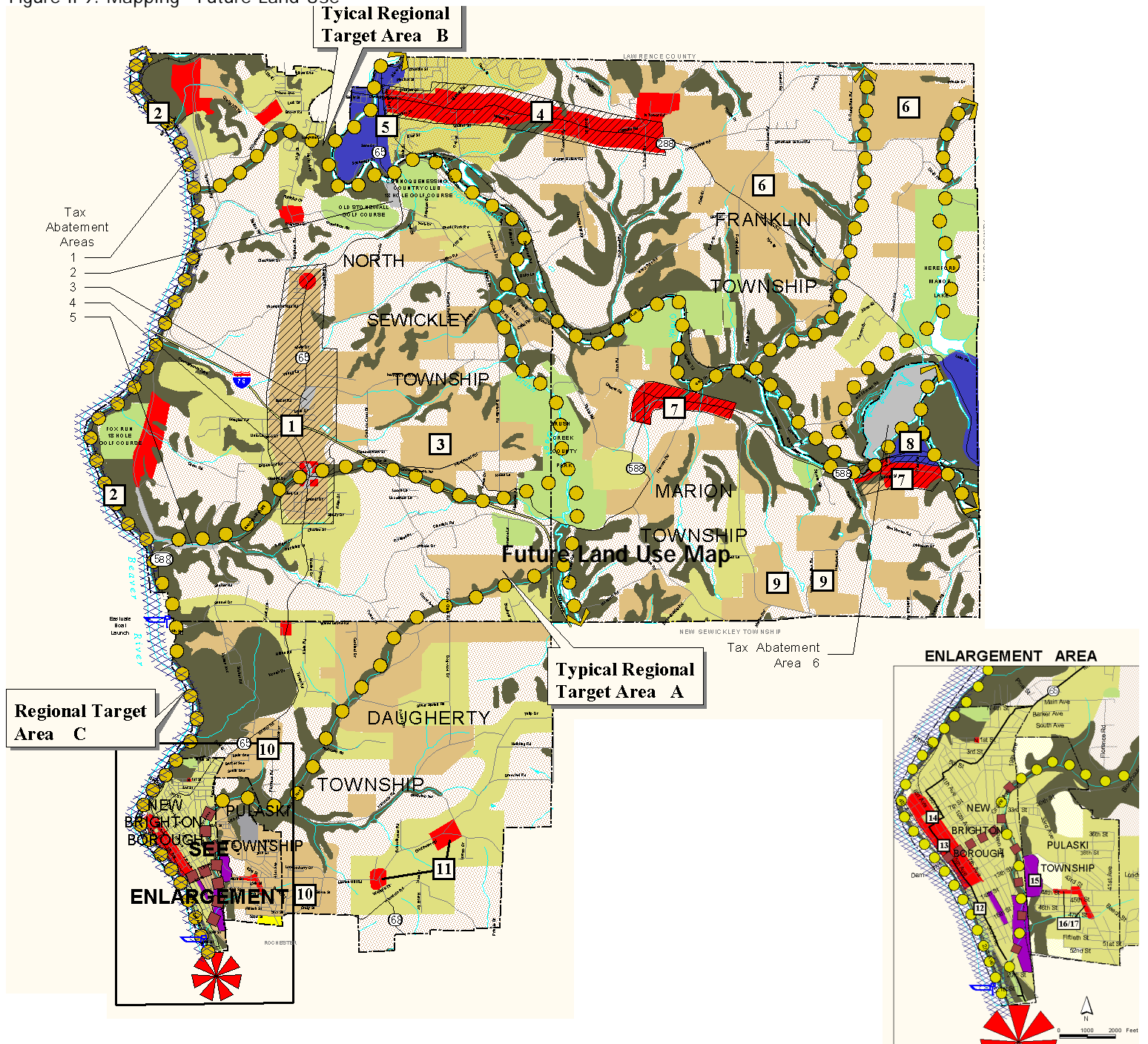


Section II - Creating the Vision

Future Land Use Map



Figure II-9: Mapping - Future Land Use



Regional Land Use Issues:

1. Preserve agricultural areas and good farming soils.
2. Preserve open space and conservation lands.
3. Conserve and capitalize on the Beaver Riverfront for recreational opportunities.
4. Maintain a mix of residential types, commercial, and industrial areas throughout the region.

Regional Target Area A: Agricultural Lands and Good Farming Soils

One or more of the municipalities may jointly or independently utilize the following tools as appropriate to their situation.

- Implement Effective Agricultural Zoning (EAZ) as a method of preserving farmland by limiting the number of dwellings permitted to a rural density such as one dwelling per 20 or 30 or more acres.
- Implement Agricultural Protection Zoning (APZ) which designates areas where farming is the primary land use and discourages other land uses in those areas.
- Apply Transferable Development Rights (TDR's). TDR's is a tool that allows conservation of land (which may be agricultural) and development to happen within a community. Growth is directed to preferred locations through selling and purchasing development rights. TDR's can only be used within one municipality or among municipalities with a joint ordinance. Each municipality has to set up their own mechanism to implement the transfer. A program requires an understanding of real estate and the development market in the area.
- Apply Purchase of Development Rights (PDR'S). PDR's allow an entity to buy the right to develop land from the landowner. The landowner retains the use of the land and receives related tax benefits.
- Continue to designate Agricultural Security Areas (ASA's – Agricultural Areas Security Law, PA Act 1981-43) within the region. The law states that a landowner or a group of landowners whose parcels together comprise at least 250 acres may apply to their local government or local governments for the designation of an ASA. The ASA process must be initiated by a landowner or group of landowners and obtaining the designation encourages the preservation of agricultural land.
- Implement Agricultural Conservation Easements. They permanently protect farms from development. The easements are obtained by the landowner voluntarily selling the conservation easement to a government entity or a private conservation organization or land trust. The County Agricultural Land Preservation Boards have primary responsibility of developing application procedures. If interested, the municipality should contact Beaver County about its agricultural programs.

Regional Target Area B: Natural Lands Conservation & Greenways

- Implement conservation techniques (i.e., through innovative zoning or open space acquisition) to preserve lands which contain flood plains, wetlands, bio-diversity areas, steep slopes, and greenway connections.
- Land Conservation Tools:
 - Open Space and Natural Areas Acquisition - Easements can also be used to purchase conservation lands and is usually done by a governmental body or by a land trust agency. One can apply for a 50/50 matching grant from DCNR for these types of projects.
 - Forest Land Conservation Easements- Easements can be purchased to protect forests for benefits such as wildlife habitats, watershed protection, outdoor recreation, and soil conservation. A benefit to the landowner includes lower property taxes. The US Forestry Services Forest Legacy Initiative provides funding to state governments.
 - Wetland Management and Protection - Municipalities can choose their level of involvement in wetland management and can plan for the protection of their wetlands. The tools are usually incorporated within zoning, subdivision, and land development ordinances.
- Incrementally develop a network of open space corridors and trail connections. Ideas for development include:
 - Supporting efforts to design and develop a multi-use network of bicycle and pedestrian linkages.
 - Acquire wooded hillsides/valley and residual tracts of land that surround existing neighborhoods and incorporate these areas into an overall system of greenways and open space.
 - Strategically use the land dedication requirement in the subdivision and land development ordinances to acquire important links in the open space network.
- Provide tax incentives, density bonuses, or other flexible design options to developers who set aside significant land areas for perpetual open space.
- Complete a trail feasibility study for a trail and greenway corridor running east to west through the region. This trail could connect key regional features such as:
 - Hereford Manor Lake
 - Rt. 588 Corridor
 - Brush Creek County Park
 - Beaver River
 - Residential developments
 - Route 65 corridor

Regional Target Area C: Beaver Riverfront Corridor

- Implement a river recreational zoning overlay that would provide for the protection of natural resources encompassing the river corridor and allow for certain recreational activities.
- Permit the limited development of special river/trail recreation related businesses within the overlay area (e.g., Bed & Breakfast establishments, boat launches, bait shops, canoe and bicycle shops/rentals, snack shops, cross country ski rentals, etc.).
- Consider requiring a 50 foot buffer for new development along property that abuts the river's edge to create a continuous corridor running along the river. This corridor could be used in the future to develop a trail or be protected as a natural resource to help ensure good water quality in the river.

Regional Target Concept - Mixed-Use Commercial Corridor/New Town: To Be Applied Where Applicable If An Opportunity Arises Within The Region

- Consider developing two specific zoning districts that would promote the development of this area as a town core area with a unique identity. The two districts could be as follows: a Town Center Residential District and a Town Center Commercial District that would allow for uses that provide support of the surrounding neighborhoods. The Town Center Commercial District would contain specialty retail uses, business offices, public services, sit-down restaurants, and public buildings.
- Provide sidewalks or pedestrian pathways along all public streets, with sidewalks connecting to the entrances of buildings and to the surrounding neighborhoods.
- Encourage streetscape enhancements such as lighting, landscaping, and crosswalks.
- Develop specific sign requirements for the town center to ensure that signs are designed at a pedestrian scale.
- Consider providing incentives to developers for the provision of street furniture such as benches, planters, streetlights, and trash receptacles in site design.
- Permit shorter setbacks from the street and orient parking lots to the rear or side of a structure with frontage along a public street.
- Promote unique building facades that utilize diverse materials and architectural elements such as repeating window patterns, covered porches, awnings, and unique street signs.

Issues:

1. Maintain local businesses, especially the mom and pop stores, and keep them in designated areas.
2. Preserve farmland and open green space.
3. Designate more outdoor recreation areas.
4. Incorporate the important natural resource areas into green space.

Target Areas and Recommendations:

Target Area #1: Mixed-use overlay corridor

- Consider developing a corridor design overlay that would address attracting both small to medium commercial businesses and a mix of residential housing types. Design criteria could include the following:
 - Limits on the number of curb cuts.
 - Pedestrian improvements and street furnishings such as sidewalks, benches, uniform streetlights, planters, trash receptacles, and bike racks.
 - Extend sidewalks along the entire length of walls which feature a customer entrance (and along neighborhood streets).
 - Requirements for interconnected parking areas and access drives with parking lots located to the side or rear of structures (no large parking lots between the structure and a public street).
 - Additional screening and buffering of parking areas (internal and perimeter), loading areas, and access roadways.
 - Buildings oriented parallel to the street.
 - Provide pedestrian walkways within all parking areas. These internal landscaped walkways could feature benches or planters.
 - Require that each commercial building have clearly defined and highly visible customer entrances.
 - Incentives for commercial businesses such as density bonuses, increased impervious coverage area, floor area increases, or tax rebates to encourage the incorporation of architectural features such as:
 - *Facade modulation, repeating window patterns and non-repetitive building materials.
 - *Limit amounts of blank wall area for facades which face public streets (require street level windows).
 - *Provide incentives such as density bonuses, etc. to encourage interesting architectural features.
 - *Consider developing sign standards specific to the overlay.
 - *Require a 20 foot wide landscaped greenway buffer along Route 288.

Target Area #2: Conservation of the Beaver riverfront area.

- Provide for continuous green space.
- The Township should seek to acquire prime conservation lands along the Beaver River.
- Refer to the recommendations listed for the Regional Target Area B -- Natural Lands and Greenways Conservation

Target Area #3: Preservation of prime agricultural lands.

- Refer to recommendations for Regional Target Area A -- Agricultural Lands.

Tax Abatement Areas - These areas were designated by the officials of Sewickley Township in the Spring of 2001. The desired development in these areas includes: commercial development. It is preferred that the development follow the guidelines written for the Mixed-use Overlay Corridor (Target Area #1).

Issues:

1. Encourage more commercial and industrial uses (determine where).
2. Preserve prime farmland areas.
3. Encourage development or designation of more active and passive recreation areas.

Target Areas and Recommendations:**Target Area #4:** Route 288 corridor targeted for commercial businesses.

- Consider developing a corridor design overlay that would address attracting commercial developments with design criteria. Design criteria could include the following:
 - Limits on the number of curb cuts.
 - Pedestrian improvements and street furnishings such as sidewalks, benches, uniform streetlights, planters, trash receptacles, and bike racks.
 - Extend sidewalks along the entire length of walls which feature a customer entrance.
 - Requirements for interconnected parking areas and access drives with parking lots located to the side or rear of structures (no large parking lots between the structure and a public street).
 - Additional screening and buffering of parking areas (internal and perimeter), loading areas, and access roadways.
 - Buildings oriented parallel to the street.
 - Provide pedestrian walkways within all parking areas. These internal landscaped walkways could feature benches or planters.
 - Require that each building have clearly defined and highly visible customer entrances.
 - Incentives such as density bonuses, increased impervious coverage area, floor area increases, or tax rebates to encourage the incorporation of architectural features such as:
 - * Facade modulation, repeating window patterns and non-repetitive building materials.
 - * Limit amounts of blank wall area for facades which face public streets (require street level windows).
 - * Provide incentives such as density bonuses, etc. to encourage interesting architectural features.
 - * Consider developing sign standards specific to the overlay.
 - * Require a 20 foot wide landscaped greenway buffer along Route 288.

Target Area #5: Industrial, commercial, and mixed-use areas in the western section of the Township.

- Develop zoning that will be flexible enough to allow for these uses in designated areas.
- Provide tax incentives for industrial and commercial businesses to locate in desired areas.

Target Area #6: Prime agricultural lands and easement areas.

- Refer to recommendations for Regional Target Area A -- Agricultural Lands.

Issues:

1. Maintain a mix of commercial, industrial, residential, and agricultural uses.
2. Enhance Route 588 and target businesses to locate there.
3. Continue to provide a mix of housing types.

Target Areas and Recommendations:

Target Area #7: Route 588 corridor – target commercial and retail businesses to locate there while preserving the capacity of Route 588.

- Create a zoning overlay that will address attracting commercial and retail development with design criteria. Design criteria could include the following:
 - Limits on the number of curb cuts.
 - Pedestrian improvements and street furnishings such as sidewalks, benches, uniform streetlights, planters, trash receptacles, and bike racks.
 - Extend sidewalks along the entire length of walls which feature a customer entrance.
 - Requirements for interconnected parking areas and access drives with parking lots located to the side or rear of structures (no large parking lots between the structure and a public street).
 - Additional screening and buffering of parking areas (internal and perimeter), loading areas, and access roadways.
 - Buildings oriented parallel to the street.
 - Provide pedestrian walkways within all parking areas. These internal landscaped walkways could feature benches or planters.
 - Require that each building have clearly defined and highly visible customer entrances.
 - Incentives such as density bonuses, increased impervious coverage area, floor area increases, or tax rebates to encourage the incorporation of architectural features such as:
 - *Facade modulation, repeating window patterns and non-repetitive building materials.
 - *Limit amounts of blank wall area for facades which face public streets (require street level windows).
 - *Provide incentives such as density bonuses, etc. to encourage interesting architectural features.
 - *Consider developing sign standards specific to the overlay.
 - *Require a 20 foot wide landscaped greenway buffer along Route 288

Target Area #8: Encourage more industrial and high tech uses to locate in the northeast section of the Township and brownfield areas.

- Develop tax incentives for industrial and high tech businesses to attract them to the desired locations.
- Develop zoning that will designate those areas for industrial and high tech land uses.
- Implement industrial performance standards as a method for determining the manufacturing uses permitted within a zoning district and allow industrial uses based on the impacts of the manufacturing process. Standards should be developed for emissions of noise, odor, vibrations, etc.

Target Area #9: Preserve prime agricultural land and agricultural easement areas.

- Refer to recommendations for Regional Target Area A -- Agricultural Lands.

Issues:

1. Expand commercial and industrial areas.
2. Preserve prime agricultural soils and land.
3. Preserve wooded areas.
4. Diversify housing types.

Target Areas and Recommendations:

Target Area #10: Southwestern section of the corridor should be targeted for residential and commercial development – natural extensions off of Pulaski.

- Update the zoning ordinance to allow for mixed uses and a diversity of housing types and densities. Coordinate the setback and design standards with Pulaski Township to ensure consistency in adjacent areas.
- Consider applying residential performance zoning in this area. It is more flexible and requires the protection of natural resources and allows for developments with multiple housing types.

Target Area #11: Target specific pockets for commercial development.

- Offer incentives such as density bonuses and tax breaks to specific businesses to locate in those areas.
- Consider offering tax credits (resource: Neighborhood Assistance Program).
- Implement a TIF (Tax Increment Financing) program which can help to attract businesses. The program requires approval of the municipal council. TIF is a state authorized plan that helps finance public improvements associated with private development projects. It is the pledging of future tax revenues to finance current development projects.

Issues:

1. Preserve trees.
2. Promote streetscape plans.
3. Preserve the character of the Borough.
4. Promote a cultural district.
5. Encourage more business, office, and retail uses along 5th Avenue.

Target Areas and Recommendations:

Target Area #12: Preserve tree line along lower 3rd Avenue (Route 65) and develop this area as a gateway to the region.

- Develop a shade tree commission to oversee the preservation of trees within the corridor (model: Beaver Borough's Shade Tree Commission).
- Write standards for preservation of trees into the zoning and subdivision and land development regulations for that area.
- Educate the public on the aesthetic and environmental benefits of preserving mature trees.
- Designate a Gateway Committee to develop a design and leverage funding.

Target Area #13: Designate 3rd Avenue from 13th Street to 8th Street for streetscape improvements/enhancements.

- Develop a mainstreet program and an overseeing committee.
- Apply for improvement monies through the Enhancement Program managed by the Southwestern Pennsylvania Commission.
- Support the efforts of the Mainstreet Committee for New Brighton Borough.

Target Area #14: Encourage commercial development along the 5th Avenue corridor as the cultural district.

- Offer incentives such as density bonuses and tax breaks to specific businesses to locate in those areas.
- Consider offering tax credits (resource: Neighborhood Assistance Program).
- Implement a TIF (Tax Increment Financing) program which can help to attract businesses. The program requires approval of the municipal council.

It is a state authorized plan that helps finance public improvements associated with private development projects. It is the pledging of anticipated future tax revenues to finance current development projects.

Issues:

1. Would like to implement zoning.
2. Promote streetscape designs along the main streets.
3. Encourage small commercial areas with local businesses.
4. Improve existing residential areas.
5. Improve light industrial areas and brownfield sites.

Target Areas and Recommendations:

Target Area #15: Target the industrial section along the western border of the Township for enhancements.

- Develop tax incentives to attract industrial businesses to desired locations.
- Develop zoning that will designate areas for industrial uses.
- Implement industrial performance standards as a method for determining the manufacturing uses permitted within a zoning district and allow industrial uses based on the impacts of the manufacturing process. Standards should be developed for emissions of noise, odor, vibrations, etc.

Target Area #16: Main streets targeted for enhancements and streetscape improvements.

- Develop a mainstreet program and an overseeing committee. Apply for improvement funds through the Enhancement Program managed by the Southwestern Pennsylvania Commission.

Target Area #17: Target vacant commercial/retail sites for new businesses.

- Offer incentives such as density bonuses and tax breaks to specific businesses to locate in those areas.
- Consider offering tax credits (resource: Neighborhood Assistance Program).
- Implement a TIF (Tax Increment Financing) program which can help to attract businesses. The program requires approval of the municipal council. It is a state authorized plan that helps finance public improvements associated with private development projects. It is the pledging of anticipated future tax revenues to finance current development projects.



Section III

How Do We Get There?

This section presents the various implementation strategies for achieving the vision, goals, and objectives of the plan. Figure III-1 is a detailed matrix which outline categories for strategy priority (high, moderate, or low), responsible party, estimated cost/potential funding sources, and a space for documenting the action taken to implement the strategy. The tables have been organized according to the goals and objectives, and strategies are listed to achieve each goal. The goal topics include:

- A. Intergovernmental Cooperation
- B. Education
- C. Environment
- D. Open Space Preservation
- E. Parks, Recreation, and Special Events
- F. River and Water Resources
- G. Information Sharing
- H. Transportation
- I. Land Use
 - 1. General
 - 2. Farms & Agriculture
 - 3. Commercial Development
- J. Housing
- K. Historic and Cultural Resources

The strategies presented are intended to provide guidance to the decision makers of the municipalities which make up the North East Upper Beaver Valley and those organizations that are designated to implement portions of this plan. Most importantly, it is the responsibility of all citizens to ensure that their objectives are being met. The implementation of these

"People set goals, enjoy striving, and take pleasure in achievement, contribution, and association."
- Unknown

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strategies will depend upon the fiscal and political climate and the level of citizen involvement. Therefore, it is essential that each municipality review the Action Program strategies and set priorities on an annual basis prior to their budgeting processes.

It should be noted that the cost estimates contained in this section are wide-ranging and should serve only as a starting point for project evaluation. Detailed costs will need to be developed as a particular project or strategy is selected for implementation. The potential funding sources identified offer sources for providing all or partial financing for an action or project. Other possible sources should be continually sought. It will be important for the region as a whole, and each municipality, to be up-to-date on future funding sources.

The regional planning commission, formed to conduct this joint-comprehensive planning process, has agreed to continue to meet several times a year to oversee the implementation of this plan. Their role in producing this plan has been advisory in nature and will continue to be advisory. They plan to meet to keep the lines of communication open between the six municipalities, assist with coordination, help obtain funding, and keep track of accomplishments. They will be referred to in the table on the following pages under responsible parties as the "Regional Planning Commission".

Table III-1: North East Upper Beaver Valley - Strategies for Action					
Goal: Intergovernmental Cooperation - To deliver public services to our citizens efficiently and effectively through successful cooperation when possible.					
	Strategies	Priority	Responsible Parties	Cost	Record of Action
1.	Support the continuation of the regional planning commission.	H	Municipal officials from each community	-----	
2.	Develop a regional newsletter, calendar, telephone information lines, and bulletin message board.	H	Regional Planning Commission	\$5,000 per year	
3.	Continue to increase intergovernmental cooperation among all municipalities. Explore possibilities to develop shared services between all communities, i.e., educational, emergency, water, sewer, and road maintenance.	H	Municipal officials and Regional Planning Commission	-----	
4.	Support the idea of shared police services. Consider a shared enforcement officer, animal control zoning officer, joint zoning officers, joint building code officers, and joint sewage enforcement officers, as well as developing a way to monitor and improve upon health issues within the region.	H	Municipal officials Regional Planning Commission	-----	
5.	Strictly enforce existing zoning, subdivision, and land development regulations.	H	Municipal Manager Planning Commission Zoning Officers and Board	-----	
6.	Develop zoning and subdivision and land development regulations if they do not exist.	H	Municipal Officials	\$5,000 - 15,000	
7.	Work with legislators to revise the current property tax structure regarding equal taxation among newer and older homes.	H	Beaver County Each Municipality	-----	

North East Upper Beaver Valley - Strategies for Action

Goal: Intergovernmental Cooperation - To deliver public services to our citizens efficiently and effectively through successful cooperation when possible.

	Strategies	Priority	Responsible Parties	Cost	Record of Action
8.	Improve communications between the elected officials, township boards, and local organizations.	H	Regional Body Municipal Governing Bodies Local Organizations	-----	
9.	Consider joint purchasing of municipal and school materials.	H	Regional Planning Commission School Districts	-----	
10.	Adopt / strengthen litter control laws and enforce them strictly to eliminate illegal dumping and abandoned vehicles.	M	Municipal Officials	Project Specific	
11.	Develop a stronger partnership with the Beaver County Tourism Agency to educate the public about regional resources.	M	Regional Planning Commission Beaver County Tourism Agency	\$5,000	
12.	Update surrounding municipalities on development activity.	M	Regional Planning Commission Municipal Managers	-----	
13.	Review and revise this Action Program on an annual basis prior to the municipalities' annual budgeting process.	M	Regional Body Municipal Planning Commission Municipal Governing Bodies	-----	
	<p>The annual review and update of the Action Program will allow the regional partners to monitor its performance in implementing the adopted plan; and to review changes in development characteristics and make appropriate revisions.</p> <p>Annually, the Committee should reevaluate the direction and needs of the community and either continue as planned, or change priorities and reschedule projects. As such, it is vitally important that the Committee and its member boards retain close communications to ensure a coordinated approach to economic, commercial, residential, recreational, and other public facilities development.</p>				
14.	Develop an economic marketing strategy for businesses within the region.	M	BCCED (Beaver County Corporation for Economic Development) Regional advocacy group Regional Planning Commission	\$50,000	
15.	Modify existing zoning and subdivision regulations to create environmentally sensitive and safe systems.	L	Each Municipality	Project Specific	

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Goal: Education - To support the efficient operation of schools through collaboration among school districts and broaden access to local opportunities for higher and continuing education

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Develop a partnership between Riverside and New Brighton School districts in order to nurture a common culture and provide a seamless educational experience, (i.e., modernize, and improve on technological aspects and overall quality of education).	H	School Districts	-----	
2.	Develop and adopt a policy for financial support that includes all communities served by the schools.	H	Regional Planning Commission School Districts	-----	
3.	Explore possibility of fostering development of a college branch campus within the region-approach Carlow College, Community College of Beaver County, Geneva College, Penn State Beaver Campus	H	BCCED Regional Planning Commission Interested Colleges	-----	
4.	Explore the possibilities of a joint district facility equipped with modern technologies and staff for students to work together on special projects.	L	School Districts Local High Tech Companies	Project Specific	

OPEN SPACE

Goal: Environment - To ensure that environmental stewardship is a top priority and integrated into decision-making.

Goal: Open Space Preservation - To actively protect environmentally sensitive areas and support the conservation of green spaces and natural land corridors throughout the region.

Goal: River and Water Resources - To balance active and passive recreational opportunities created by the many miles of river, lakes, and streams for special events, recreation, and conservation.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Integrate environmental concerns into the decision making process as land is developed. Incorporate environmental standards into zoning, subdivision, and land development regulations.	H	Municipal Planning Commission Municipal Governing Bodies	\$10,000 from each municipality, as appropriate	
2.	Identify abandoned industrial sites and work with federal and local government agencies to clean up sites.	H	BCCED	Project Specific	
3.	Implement an agricultural preservation program that protects key areas of agricultural land. (Refer to chart in Section II)	H	Regional Planning Commission Local Farmers Beaver Agriculture Security Program	Project Specific	
4.	Provide tax incentives, density bonuses, or other flexible design options to developers who set aside significant land area as perpetual open space.	H	Regional Planning Commission Municipal Governing Bodies Zoning Hearing Board Municipal Managers	-----	

OPEN SPACE

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Goal: Open Space Preservation - To actively protect environmentally sensitive areas and support the conservation of green spaces and natural land corridors throughout the region.

Goal: River and Water Resources - To balance active and passive recreational opportunities created by the many miles of river, lakes, and streams for special events, recreation, and conservation.

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	Strategies	Priority	Responsible Parties	Cost	Record of Action
5.	Develop a greenways and open space plan for the region that will set policy and management guidelines as well as set standards for environmental stewardship. <ul style="list-style-type: none"> • Develop and adopt a Conservation Lands Map to identify and preserve environmentally sensitive areas throughout the region(hillsides, steep slopes, wetlands). • Build upon the greenways and open space plan to identify flood plains and mine subsidence areas as potentially hazardous to development • Develop a greenway setback requirement along key corridors. Note: Standards could be written as part of the Zoning Ordinance to require certain setbacks and landscaping within a corridor. 	H	Municipal Planning Commission Municipal Governing Bodies	\$60,000	
6.	Promote a regional philosophy that incorporates an integrated system of open space, greenways, trails, and recreation areas.	H	Regional Planning Commission	----	
7.	Recognize the riverfront as a major resource for tourism and economic development. Refer to strategies listed in Section II, Figure II-3.	H	Daugherty Township New Brighton Borough North Sewickley Township Regional Planning Commission	----	
8.	Promote environmental stewardship within school districts and encourage partnership with other local environmental organizations.	M	School Districts Environmental Organizations	----	
9.	Enhance natural ecosystems to support native flora and fauna.	M	Municipal Governing Bodies School Districts	\$10,000 per year for Restoration Project Volunteers	
10.	Implement the conservation techniques listed in Section II pages 11-17, such as Open Space and Natural Areas Acquisition, Forest Land Conservation Easements, and Wetland Management and Protection.	M	Municipal Planning Commission Municipal Governing Bodies	Project Specific	
11.	Require increased setbacks along agricultural parcels to allow for an adequate buffer along roadways and streams.	M	Local Planning Commission Zoning Hearing Board	----	

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OPEN SPACE

Goal: Environment - To ensure that environmental stewardship is a top priority and integrated into decision-making.

Goal: Open Space Preservation - To actively protect environmentally sensitive areas and support the conservation of green spaces and natural land corridors throughout the region.

Goal: River and Water Resources - To balance active and passive recreational opportunities created by the many miles of river, lakes, and streams for special events, recreation, and conservation.

	Strategies	Priority	Responsible Parties	Cost	Record of Action
12.	<p>Form a Regional Environmental Advisory Council (EAC). The EAC would advise the municipal boards and officials regarding matters dealing with environmental protection, conservation, management, promotion, and use of natural resources.</p> <p>The duties of a typical EAC are to:</p> <ul style="list-style-type: none"> • Identify environmental concerns and recommend plans and programs for the promotion of the environment. • Make recommendations about the possible use of open land areas in the region. • Promote community environmental programs. • Keep an index of all open areas publicly and privately owned, including but not limited to flood-prone areas, wetlands, and other unique areas for the purpose of obtaining information on the proper use of such areas. • Advise on the acquisition of property. • Advise the Planning Commission on matters related to environmental impact statements (should they be required). 	M	<p>Regional Body</p> <p>Municipal Governing Bodies</p> <p>State, County, & Local Environmental Organizations</p> <p>Municipal Planning Commission</p>	-----	
13.	<p>Implement the techniques listed in Section II on pages 11-18 to protect and enhance the Beaver Riverfront Corridor. Techniques include:</p> <p>a. Implement a river recreational zoning overlay.</p> <p>b. Consider requiring the incorporation of an adequate buffer along the river and streams to create a continuous corridor and to help ensure good water quality.</p>	M	<p>Regional Environmental Council</p> <p>Regional Planning Commission</p> <p>Daugherty Township</p> <p>New Brighton Borough</p> <p>Sewickley Township</p>	-----	
14.	<p>Consider requiring developments that meet certain criteria to submit environmental impact statements. The statements should be reviewed by the appropriate municipality's Planning Commission or a Regional Environmental Advisory Council (EAC).</p> <p>A typical statement will require a developer to identify environmentally sensitive areas and the potential impact development may have on them.</p>	M	<p>Regional Environmental Advisory Council</p> <p>Regional Planning Commission</p>	-----	
15.	<p>Develop and implement a stream management plan for Connoquenessing Creek watershed and mitigate existing damage.</p>	L	<p>Regional Planning Commission</p>	Project Specific	

Goal: Parks, Recreation, and Special Events- To balance active and passive recreational opportunities, build upon the local festivals; and recognize the positive impact the Brush Creek County Park has on the quality of life in the region.

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	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Hire a Regional Recreation Director.	H	Regional Planning Commission	\$40,000 per year	
2.	Continue appropriate level of maintenance for parks and playgrounds.	H	Regional Planning Commission Municipal Public Works	-----	
3.	Create and provide a variety of year round regional recreation programs.	H	Regional Recreation Director with assistance of school districts & municipal officials	Self-supporting (fees)	
4.	Building on the County comprehensive recreation, park and open space plan; Develop a detailed regional Comprehensive Recreation Plan, recognizing the positive impact of all types of recreation activities and work toward a balance of active and passive recreation opportunities. • Develop and adopt an open space and trail maintenance management plan.	M	Regional Parks & Recreation Director Regional Planning Commission	\$40,000	
5.	Identify deficiencies in recreation opportunities throughout the region and work to fill them	M	Regional Parks & Recreation Director Develop a Special Events Committee	-----	
6.	Maintain and help promote street fairs/parades as positives in the area (i.e., Halloween parade- need more similar activities).	M	Regional Body	-----	
7.	Require and perform regularly scheduled playground safety audits by a certified playground safety inspector.	M	Regional Recreation Director	\$5,000 per year	
8.	Coordinate & formalize regional efforts to develop parks and recreation facilities, and develop joint management, maintenance, and programming efforts.	M	Regional Parks & Recreation Director	-----	
9.	Develop and implement a promotions and special events program for the entire region.	L	Regional Planning Commission Beaver County Tourism Agency Local Organizations Develop a Special Events Committee	\$10,000 per year	

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Goal: Information Sharing - To develop a collaborative approach to discussing regional issues and resource sharing among officials and residents.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	<p>Develop a regional information packet. The packet could be distributed to real-estate companies, developers, economic development organizations. The packet may contain the following information:</p> <ul style="list-style-type: none"> • A listing of regional businesses, including their addresses and phone numbers. • General information on the region, such as a location map, statistical abstracts, elected officials and personnel, and unique features. • A map showing developable areas reflective of this plan. 	M	Regional Planning Commission	Self-Funded (Advertising Sales)	
2.	<p>Work to increase inter-governmental communication and coordination. Possible steps could include the following:</p> <ul style="list-style-type: none"> • Make agendas/minutes/meeting notes from various municipal board/committees/authorities and school boards easily accessible. • Initiate a regularly scheduled informational meeting to bring together representatives from various groups operating within the region. • Consider developing a regularly distributed bulletin to highlight board/committee/authority meetings and decisions. • Develop a monthly calendar to display all board/committee/authority meeting times and dates. • Encourage boards/committees/authorities to provide meeting agendas prior to meetings. • utilize internet technology to post agendas/meeting notes/minutes. • Post pertinent information to municipal web site. 	M	Regional Planning Commission Municipal Managers	-----	

Goal: Transportation - To develop a regional approach to improving the safety and flow of traffic and increase access to various modes of transportation.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	<p>Conduct an engineering and design analysis of select transportation improvements.</p> <p>This should include identifying regional transportation improvements to meet existing and future travel demands on major roadways (i.e. Routes 68, 65, 288 and 588).</p> <p>As a means of assessing and ranking priorities, the Region should consider undertaking the following:</p> <ul style="list-style-type: none"> - Appoint a Transportation Review Committee comprised of members of the respective Municipal Councils, Officials and Public Works Personnel. This Committee would report to the Regional Council and be charged with analyzing and ranking the recommended improvements in order of importance. - Develop a 5-year implementation schedule designed to undertake several of the priority improvements each year. 	H	<p>Regional Body</p> <p>Municipal Planning Commission</p> <p>Municipal Governing Bodies</p> <p>Beaver County</p> <p>PennDOT</p>	<p>Cost dependent on project scope</p> <p>-----</p> <ul style="list-style-type: none"> • General Fund • PENNDOT - Transportation Enhancements Program (TEA-21 of August-98) 	
2.	<p>Develop working relationship with PENNDOT to address the deficient roadway geometric roadway and intersection conditions and other such issues occurring on State maintained roads within the Region.</p> <p>PENNDOT's Region 11 office can be reached at (412) 429-5000 and general information can be found on the Internet at www.dot.state.pa.us.</p>	H	<p>Regional Body</p> <p>Municipal Governing Bodies</p> <p>PennDOT</p> <p>Beaver County</p>	<p>Cost: Project Specific</p>	
3.	<p>Provide incentives to public transportation in order to educate those without vehicles such as seniors and youth about its services.</p>	H	<p>Regional Body</p> <p>Beaver County Transit Authority</p> <p>Beaver County</p>	<p>-----</p>	

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Goal: <u>Transportation</u> - To develop a regional approach to improving the safety and flow of traffic and increase access to various modes of transportation.					
	Strategies	Priority	Responsible Parties	Cost	Record of Action
4.	<p>Implement or continue a Road Pavement Condition Survey and Maintenance Plan on a Municipal basis. Consider undertaking the following steps:</p> <ul style="list-style-type: none"> - Pavement Conditions Survey and Evaluation - Pavement Ratings and Weight Factors - Repair and Maintenance Strategies <p>This program is a core element of a roadway management system and provides the basis for:</p> <ul style="list-style-type: none"> - Prioritizing road repairs - Setting capital improvement budget limits - Communications to the public of the Borough's plans for road work on an objective (non-biased) basis 	M	<p>Municipal Public Works Department</p> <p>Municipal Governing Bodies</p>	<p>Cost: Dependent on the number of miles of municipal roads</p> <p>-----</p> <ul style="list-style-type: none"> •General Fund •Liquid Fuels Fund 	
5.	<p>Address sub-standard intersection issues at key intersections in the Region (see Transportation section of Appendix I and Transportation Issues Map for identification of substandard intersections). The following analyzes are recommended:</p> <ul style="list-style-type: none"> - Sight distance Evaluation - Traffic Signal Warrant Analysis - Offset Intersection Evaluation <p>Contract with a Transportation Engineer to assess the feasibility of improvements, provide improvement recommendations and cost estimates. See Appendix _ for information on the Transportation Equity Act for the 21st Century (TEA-21).</p>	M	<p>Municipal Planning Commission</p> <p>Transportation Planning / Engineering Consultants</p> <p>PennDOT</p>	<p>Cost: Dependent on the scope of the project</p> <p>-----</p> <ul style="list-style-type: none"> •General Fund •PENNDOT <p>Transportation Equity Act for the 21st Century (TEA-21).</p>	
6.	<p>Develop a plan and feasibility study for pedestrian and bicycle pathways along major corridors which promote access between and onto individual sites and from adjoining streets and neighborhoods. The plan should provide for sidewalks or paths of adequate width separated from the street by a greenway or grass area; create security; provide pedestrian-scale lighting and other street fixtures such as benches and trash receptacles where appropriate. This plan would also include the development of greenway pedestrian linkages along the stream corridors. Consider using the recommendations set forth in the Pennsylvania Pedestrian and Bicycle Master Plan as a basis.</p>	M	<p>Regional Body</p> <p>Municipal Planning Commission</p> <p>Municipal Governing Bodies</p> <p>Beaver County Rails-to-Trails Association</p> <p>Beaver County Volunteers</p> <p>Landscape Architect</p>	<ul style="list-style-type: none"> • DCNR Keystone Community Grant Program - Application: Generally two times per year (December & August) • PennDOT - Transportation Enhancements Program (TEA-21) 	

Goal: Transportation - To develop a regional approach to improving the safety and flow of traffic and increase access to various modes of transportation.

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	Strategies	Priority	Responsible Parties	Cost	Record of Action
7.	Possibly using an "overlay district", manage access points and curb cuts, develop more stringent signage controls, encourage landscaping and implement traffic calming measures. The Region should work with PennDOT to implement traffic calming measures such as a reduced speed limit through the Region core, painted pedestrian crossings and access management.	M	Municipal Public Works Department Municipal Planning Commission Municipal Governing Body Beaver County Property Owners PennDOT	-----	
8.	<p>Evaluate establishing and implementing a Sidewalk Installation Program. This program could be accomplished in an incremental multi-year system for sidewalk development based upon feasibility.</p> <p>The Region could consider a "shared investment" approach.</p> <ul style="list-style-type: none"> - Select one area per year. - Select a contractor - Provide payment to contractor by means of general fund, local bank financing or grant funds - Bill property owners a portion and allow, as necessary, reasonable quarterly payments over a period of 1 - 3 years <p>Financing, construction management, and contract negotiations are much easier to control if the Borough plays an active and prominent role.</p> <p><i>Note: This program could also be undertaken within the Community Development Block Grant (CDBG) Program.</i></p>	M	<p>Regional Body Municipal Planning Commission Municipal Governing Body PennDOT Beaver County</p>	<p>Cost: N/A - Project Specific</p> <p>-----</p> <ul style="list-style-type: none"> •PENNDOT - Transportation Enhancement Program (TEA-21) •CDBG - (in targeted areas) 	
9.	<p>Develop working relationship with Pennsylvania Turnpike Commission regarding improvements or proposed construction on the Pennsylvania Turnpike as it runs through the Region.</p> <p>The Pennsylvania Turnpike Commission can be reached at (717)939-9551 and general information can be found on the Internet at www.paturnpike.com.</p>	M	<p>Regional Body Municipal Governing Bodies PA Turnpike Commission Beaver County</p>	Cost: Project Specific	
10.	Consider a more affordable public transit system, and building upon the existing Beaver County system.	L	<p>Regional Body Beaver County Transit Authority Beaver County</p>	-----	

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Goal: Land Use - General - To maintain a balance between residential and commercial development, preserve valued historical and natural resources, and promote quality architecture and sound development patterns.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Strengthen land use controls to pro-actively manage development in a positive manner that preserves key resources. Refer to growing greener section.	H	Regional Environmental Advisory Council Each Municipality Municipal Managers Regional Planning Commission	-----	
2.	Develop and update zoning and subdivision and land development regulations in each municipality within the region to carry out the goals of this plan.	H	Municipal Planning Commission Municipal Governing Bodies Zoning Officer	\$5,000 - 15,000 per municipality	
3.	Develop and/or continue to regularly update a municipal hazardous material management plan.	H	Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	
4.	Develop an on-lot sewage management program.	H	Municipal Planning Commission Municipal Governing Bodies Engineering Consultants	-----	
5.	Promote development patterns that are consistent with the future land use scenario developed in this plan to avoid piecemeal development and encourage the appropriate development or preservation of land within the region.	H	Regional Body Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	
6.	Evaluate current water and sewer infrastructure in Daugherty Township and implement an improvement plan.	M	Municipal Authority Engineers Municipal Engineering Consultant	-----	
7.	Continue to expand public utilities to support a growing residential and commercial base, in accordance with the Future Land Use Map.	M	Municipal Authorities Utility Companies	-----	
8.	Evaluate the need for new sewer and water systems as new development occurs and implement a feasible installation plan that efficiently utilizes available resources.	M	Regional Body Municipal Authorities Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	
9.	Create a regional health department to regulate water quality.	M	Beaver County	-----	

Goal: Land Use - General - To maintain a balance between residential and commercial development, preserve valued historical and natural resources, and promote quality architecture and sound development patterns.

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	Strategies	Priority	Responsible Parties	Cost	Record of Action
10.	Assist local institutional and manufacturing enterprises by applying for Infrastructure Development Program (IDP) Grant funding to lessen the cost and burden of expanding or developing capital facilities or other such improvements.	M	Community Development Programs Regional Planning Commission	-----	
11.	Evaluate the need for requiring that all new developments must be sensitive to soil and slope constraints. This could be accomplished by using one or a combination of the following techniques: <ul style="list-style-type: none"> • Require geotechnical testing before plan approval. • Designate specific areas within the region where geotechnical testing must be done, i.e. areas with both steep slopes and unstable soils. • Require a professional engineer to sign off on all plans certifying that the plan is acceptable. • Provide evidence from a professional engineer or geologist that the soil stability is sufficient to support development. 	M	Municipal Planning Commission Municipal Governing Bodies	-----	
12.	Develop a plan for each regional gateway and the appropriate level of enhancement (considering the principles outlined in the future land use scenario), an implementation schedule, and a funding program.	M	Regional Planning Commission BCCED	-----	
13.	Investigate opportunities for providing public water for all municipalities within the region.	L	Regional Body Municipal Planning Commission Municipal Governing Bodies Water Authorities Beaver County	-----	
14.	Consider development and adoption of mandatory land dedication or fee in-lieu-of ordinances for each municipality, where appropriate. Note: Municipalities must have an adopted Recreation and Open Space Plan as a prerequisite to implementing this requirement.	L	Municipal Planning Commission Municipal Governing Bodies	-----	

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Goal: Land Use - Farms and Agricultural Practices - To employ proactive agricultural protection methods and offer initiatives to promote farming as a viable industry.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Identify and preserve farmland and wooded areas throughout the region.	H	Each Municipality	-----	
2.	Explore the possibility of creating an agreement between the school districts and a farmer to use a local working farm for educational programs.	H	Regional Planning Commission School Districts Local Farmers	-----	
3.	Consider implementing effective agricultural zoning (refer to Section II, Figure II-3), where appropriate.	M	Regional Planning Commission Each Municipality	\$10,000	
4.	Consider the Purchase of Development Rights Program (PDR's) [refer to Section II, Figure II-3], where appropriate.	L/M	Municipal Planning Commission Municipal Governing Bodies	-----	
5.	Continue to designate Agricultural Security Areas (ASA's) [refer to Section II, Figure II-3], if appropriate, and utilize the Beaver County Program.	L/M	Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	
6.	Continue to designate Agricultural Security Areas (ASA's) [refer to Section II, Figure II-3], if appropriate, and utilize the Beaver County Program.	L	Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	

Goal: Land Use - Commercial Development - To attract industries and increase the variety of employment opportunities in the region and the Beaver Valley.

	Strategies:	Priority	Responsible Parties	Record of Action
1.	Acknowledge the importance of commercial development to the economic vitality of the region and provide density bonuses and other tax incentives to encourage development in the appropriate areas.	H	Municipal Planning Commission Municipal Governing Bodies School Districts	
2.	Support the sustainability of locally-owned businesses throughout the region in areas designated for commercial growth.	H	Regional Planning Commission BCCED	
3.	Promote the 3rd Avenue streetscape plan and maintain/preserve 8th-13th Street (H	Municipal Planning Commission Municipal Governing Bodies Beaver County	
4.	Support 5th Avenue (5th-13th Street) with business, retail and office land uses (New Brighton Borough).	H	Municipal Planning Commission Municipal Governing Bodies Beaver County	
5.	Promote the 3rd Avenue streetscape plan and maintain/preserve 8th-13th Street (New Brighton Borough).	H	Municipal Planning Commission Municipal Governing Bodies Beaver County	

Goal: Land Use - Commercial Development - To attract industries and increase the variety of employment opportunities in the region and the Beaver Valley.

	Strategies	Priority	Responsible Parties	Cost	Record of Action
5.	Develop tax relief strategies that target new businesses and industries that may find the region a suitable location. Support tax abatement programs, in municipalities where they currently exist and consider their development in the remaining municipalities.	M	Municipal Planning Commission Beaver County Economic Development Organizations School Districts	----	
6.	Consider developing a tax increment financial program (TIF) to help leverage businesses to designated commercial corridors.	L/M	Municipal Planning Commission Beaver County Economic Development Organizations School Districts	----	
7.	Consider business district improvements that provide additional transportation and pedestrian access for all citizens.	L	Beaver / Butler COG BCTA	----	

Goal: Housing- To expand the mix of housing types to ensure that all citizens have an opportunity to secure safe and affordable accommodations.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Evaluate the cost benefits of using the Growing Greener Conservation Subdivision Design, as a means to permit flexibility in lot size, setbacks, and layout while preserving a certain percent of the significant open space on a given tract. The intent would be to provide density preferences or incentives for the use of conservation subdivision design over conventional subdivision methods. Other design methods could include cluster design, planned residential developments (PRDS), lot averaging, etc. In order to implement these concepts, detailed zoning and subdivision and land development ordinance language would need to be developed to outline specific community development objectives and regulations for calculating density, defining open space parameters, etc.	M	Municipal Planning Commission Municipal Governing Bodies	----	
2.	Consider requiring new residential subdivisions to include a buffer to be located between the development and adjacent agricultural lands, if using conventional subdivision design.	M	Municipal Planning Commission Municipal Governing Bodies	----	

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Goal: <u>Housing</u> - To expand the mix of housing types to ensure that all citizens have an opportunity to secure safe and affordable accommodations.					
	Strategies	Priority	Responsible Parties	Cost	Record of Action
3.	Encourage the construction of a variety of housing types as new residential development occurs, including affordable housing throughout the region.	M	Municipal Planning Commission Municipal Governing Bodies Beaver County Housing Authority Beaver County Private Developers	-----	
4.	Create, encourage, and support neighborhood self help activities.	M	Municipal Planning Commission Municipal Governing Bodies	-----	
5.	Develop a program to share development and housing information with the public.	M	Municipal Governing Bodies Beaver County Housing Authority Beaver County	-----	
6.	Provide developers or property owners with the ability to build a mix of dwelling types (apply to zoning, subdivision, and land development ordinances)	M	Municipal Planning Commission Municipal Governing Bodies	-----	
7.	Consider utilizing Community Development Block Grants (CDBG) to systematically improve housing.	M	Municipal Planning Commission Municipal Governing Bodies Beaver County	-----	
8.	Consider adopting a property maintenance code (for designated areas).	L/M	Municipal Planning Commission Municipal Governing Bodies	-----	

Goal: Historic and Cultural Resources To preserve the history of the region and to promote the awareness of cultural opportunities.

	Strategies:	Priority	Responsible Parties	Cost	Record of Action
1.	Build upon and expand existing New Brighton Historical Society to encompass the region and educate and inform the public of the history of the region.	H	New Brighton Historic Society Municipal Governing Bodies Beaver County	-----	
2.	Engage in historical and cultural preservation activities to continually preserve regional resources. <ul style="list-style-type: none"> • Complete a historical sites inventory and ranking for the region. • Complete Develop public/private partnership opportunities to encourage historical/cultural preservation 	M/H	Municipal Governing Bodies Beaver county Local Historical and Preservation Groups	-----	
3.	Document and distribute a history of the region for educational and promotional purposes.	M	Regional Body	-----	
4.	Utilize state and federal monies for local preservation and protection programs.	M	Municipal Governing Bodies Beaver county Local Historical and Preservation Groups	-----	
5.	Establish and support a promotions and fund-raising team.	M	Municipal Governing Bodies Beaver county Local Historical and Preservation Groups Beaver County	-----	
6.	Support acquisition of historic buildings and sites for their continued preservation and interpretive use.	M	Municipal Governing Bodies Beaver county Local Historical and Preservation Groups Beaver County	-----	
7.	Develop a brochure that highlights all of the points of interest within the region, such as: park and recreation facilities, historic structures, shopping areas, natural areas, and significant features.	M	Beaver County Beaver County Economic Development Agencies Chambers of Commerce	\$5,000	

Section III - How Do We Get There?

Next Steps

Once the North East Upper Beaver Valley Regional Comprehensive Plan is in final draft, it will be presented to the public for review and comment. Those comments will be heard by the steering committee and corrections that merit change will be made to the document. Each municipality within the study area will have the opportunity to adopt the planning document as a guide for development. The intent of the document is to serve as a tool for municipal officials, residents, and developers. The plan is to help channel development to areas where it is most suitable according to the wishes of the citizens and the natural environment. Secondly, the plan outlines lands to be conserved. The Future Land Use Map carefully designates both the growth areas, according to the types of desired development, and preservation areas.

If the plan is adopted and supported by each municipality, the next step is to either update or develop zoning and subdivision and land development regulations so that they are consistent with the ideas presented in the regional comprehensive plan. As mentioned previously, the comprehensive plan serves as a guide for development; it is not legally binding. The land use tools are implemented through zoning and subdivision and land development ordinances. Because those ordinances are the legal regulations, it is important that each municipality updates or develops its ordinances to be consistent with the plan. The ordinances not only determine where development goes and does not go, but can also regulate the look and feel of development to help create a greater sense of place. Because this document is a regional plan and serves as a guide for six municipalities; some of the ideas may apply to certain municipalities and some may not. It is at the discretion of each municipality to determine which ideas to implement. Grant monies can be applied for through DCED to develop these land use tools. It is viewed favorably if municipalities work together to develop joint ordinances.

Resources:

Informative and
Financial

1. United States Department of Agriculture (USDA)	The USDA offers Rural Development programs and grant opportunities. Such focus areas include rural utilities investment, housing services, business development, and enhancement of community facilities.	Community & Economic Development State Office One Credit Place #330 Harrisburg, PA 17110 717-237-2287 Lee.Patterson@pa.usda.gov www.rurdev.usda.gov/pa/
2. Beaver Initiative for Growth (BIG)	BIG seeks to create and implement long-term economic strategies, attain state funding for local initiatives, and build a consensus driven agenda for Beaver County. It has business development, technology development, and recreational programs.	Director P.O. Box 294 New Brighton, PA 15066 724-846-9107 Fax: 724-846-5436 www.beaverinitiative.org
3. Beaver County Chamber of Commerce (BCCC)	BCCC's mission is to advance the economic, industrial, physical, professional, cultural and civic welfare of Beaver County. Among it's four committees include Programs/Services, IT, County Marketing, and Governmental Affairs	Beaver County Chamber 250 Insurance St. #300 Beaver, PA 15009 724-775-3944 Fax: 724-728-3666 marci@bcchamber.com www.bcchamber.com
4. Corporation for Owner-Operator Projects (CO-OP)	CO-OP facilitates entrepreneurial development and job creation and retention in Beaver County. It also provides consulting, counseling and financial services to businesses with revenues of less than \$2.5 million	CO-OP 2750 Constitution Blvd. Beaver Falls, PA 15010 724-847-6440 Fax: 724-847-6444 mike.devich@bc-coop.org www.bc-coop.org
5. Community Loan Fund of Southwestern Pennsylvania, Inc. (CLF)	CLF is a \$16,000,000 fund that works to increase employment and expand economic opportunity in SW Pennsylvania. To this end, it increases access to training, education and skill development organizations and provides early funding to promising entrepreneurs.	425 Sixth Avenue #1150 Pittsburgh, PA 15219 412-201-2450 Ext. 13 mpeterson@clfund.com www.clfund.com

6. Beaver County Corporation for Economic Development (BCED)	BCED develops industrial sites and operates financing programs. Additionally, CED will induce or undertake other types of economic development projects that will have a significant community impact.	BCED 798 Turnpike Street Beaver, PA 15009 724-728-8610 Fax: 724 728-3666 www.co.beaver.pa.us
7. Community Development Program of Beaver County (CDP)	CDP has three primary areas of activity: (1) housing preservation (2) economic development (3) infrastructure improvement. It focuses on low-income areas of the county, older deteriorated buildings in business district	699 Fifth Street Beaver, PA 15009 724-775-4711 Fax: 724-775-4117 commdev@county.beaver.us
8. Small Business Development Center (SBDC)-Duquesne University	SBDC provides management consulting, at no charge, and also sponsors management training programs. Its goals are for growth, expansion, and innovation of regional small businesses. Consulting is also available two days per month at locations in Beaver County.	Duquesne University 600 Forbes Avenue, Rockwell Hall #108 Pittsburgh, PA 15282 412-396-6233 Fax: 412-396-5884 mckinney@duq.edu www.duq.edu/sbdc
9. The Mainstreet Center (MSC)	MSC offers financing with generous rates for Mainstreet business and building improvements. Its comprehensive support systems is available through The Beaver County Community Development Program's Downtown Revitalization Program.	Mainstreet Center 1147 Third Street Beaver, PA 15009 724-728-9400 Fax: 724-728-6021 email@mainstreetcenter.com www.mainstreetcenter.com
10. Pittsburgh History & Landmarks Foundation (PHLF)	PHLF offers a Preservation Loan Fund, technical services, bricks-and-mortar projects, architectural surveys, feasibility studies, tours & events, and educational programs, in order to preserve historical integrity of the region's downtowns.	450 One Station Square Pittsburgh, PA 15219 412-471-5808 Fax: 412-471-1633 apz@phlf.org www.phlf.com

11. Pennsylvania Downtown Center (PDC)	PDC provides assistance to communities regardless of their size or ability to pay. Assistance includes objective assessments, educational and training programs, publications, and a resource library to offer critical assistance to downtown managers.	412 North Second Street Harrisburg, PA 17101 717-233-4675 Fax:717-233-4690 billfontana@padowntown.org www.padowntown.org
12. Pennsylvania Department of Community and Economic Development (DCED). Search for Community Resource Directory for complete listing of DCED Grant/Assistance programs.	DCED offers assistance in the form of oversight and finance grants. Its "Main Street" program helps historic towns and urban neighborhoods design and implement comprehensive revitalization strategies.	Department of Community and Economic Development 504 Forum Building #372 Harrisburg, PA 17120 717-720-7411 www.inventpa.com
DCED: Appalachian Regional Commission (ARC)	ARC provides grants to non-profit entities that work toward human and community infrastructure and economic development. Applications available through a Local Development District.	PA ARC Program Manager DCED 400 North Street, #400 Harrisburg, PA 17120 (800) 280-3801 Fax:717-787-4088 jobrien@state.pa.us www.inventpa.com
DCED: Communities of Opportunity Program	This offers state grants for economic development and community revitalization. Eligible parties are local governments, redevelopment authorities, housing authorities, and some non-profits.	DCED 400 North Street, #400 Harrisburg, PA 17120 717-720-7409 akartorie@state.pa.us www.inventpa.com
DCED: Community Block Grant Program (CBGP)	CBPG provides grants and technical assistance to rural, non-federal entitlement municipalities for economic and community development (housing revitalization). 70% of grant money must go toward activities benefiting low-moderate income people. Divided between Entitlement and Competitive Components, have separate rules.	DCED 400 North Street, #400 Harrisburg, PA 17120 717-720-7402--717-720-7403 sdunwoody@state.pa.us tbrennan@state.pa.us www.inventpa.com

DCED: Community Revitalization Program	CR provides grants for community stability and improvement projects throughout the Commonwealth. CRP funds are awarded to local governments, municipal organizations, non-profit organizations.	Customer Service Center 400 North Street, #400 Commonwealth Keystone Building DCED Harrisburg, PA 17120- 1-800-379-7448 www.inventpa.com
DCED: Keystone Opportunity Zones (KOZ)	KOZ provides state and local tax abatement to businesses and residents locating in one of the 12 designated zones. Benefits are limited to activity conducted in the zone only. Apply through the Regional Zone Coordinators.	See Below
DCED: New Communities Program (NCP)	NCP Provides grants to support the Enterprise Zone and Main Street programs and downtown businesses providing technical and financial assistance to communities. Eligible applicants are local governments, municipalities, economic development authorities, redevelopment authorized non-profits. Administrative Grants up to \$50,000 and Development Grants up to \$250,000	DCED 400 North Street, #400 Harrisburg, PA 17120 717-720-7342 dmessner@state.pa.us www.inventpa.com
DCED: Pennsylvania Community Development Bank (PCDB)	PCDB lends through Community Development Financial Institutions (CDFIs) to foster enterprise creation. Startup grants of \$225,000 maximum over three years. Development Services Grants of \$100,000 maximum per single year. Non-Profits working with a CDFI are eligible.	DCED 400 North Street, #400 Harrisburg, PA 17120 717-720-7468 bbubb@state.pa.us www.inventpa.com
DCED: Employment and Community Conservation Program (ECCP)	ECCP provides grant funding to start-up or develop community development, social services, education and job training projects for low-income people. Grants range from \$10,000 up to \$500,000. Local Governments eligible to apply.	DCED Customer Service Center 400 North Street, #400 Harrisburg, PA 17120 trawlings@state.pa.us www.inventpa.com

DCED: Act 47 Municipal Financial Recoveries Act (MRA). See also the Shared Municipal Services Program	MRA provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans.	DCED 400 North Street, #400 Harrisburg, PA 17120 1-888-223-6837 freddig@state.pa.us www.inventpa.com
DCED: Land Use Planning and Technical Assistance Program (LUPTAP)	LUPTAP provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them. Eligible are County governments, coalitions of two or more municipal governments, or third party representing coalitions of municipalities. 50% matching grant.	DCED 400 North Street, #400 Harrisburg, PA 17120 1-888-223-6837 kerwilson@state.pa.us www.inventpa.com
14. Pennsylvania Department of Conservation and Natural Resources (DCNR)	DCNR offers a variety of state grants and partnership opportunities. For a complete description of each program, go to the Financial Partnerships link on the DCNR homepage	DCNR-Regional Office 1405 State Office Building 300 Liberty Avenue Pittsburgh, PA 15222 (412) 880-0486 kfrankel@state.pa.us trrobinson@state.pa.us www.dcnr.state.pa.us
14. Pennsylvania Department of Environmental Protection (DEP)	DEP offers grant programs for environmental improvements, some utility provisions, providing assistance to farmers and local governments alike. For more information on grant opportunities, scroll down the Subjects menu to the Grants Awarded and the Grants/Loans links.	DEP Southwest Regional Office 400 Waterfront Drive Pittsburgh, PA 15222 412-442-4179 cduritsa@state.pa.us www.dep.state.pa.us
15. Pennsylvania Department of Transportation (PennDOT)	PennDOT's PA Infrastructure Bank offers low-interest loan programs to assist in transportation improvements for municipalities, counties, regional councils, et al. Roads, bridges, and transit projects are among projects most commonly covered.	PennDOT Center for Program Development and Management Forum Place #600 555 Walnut St. Harrisburg, PA 17101 smedley@dot.state.pa.us www.dot.state.pa.us

16. Center for Rural Pennsylvania (CRP). See also Rural Resources link for listing of other local/state/national resources, as well as the Rural Access Guide link.	CRP awards grants for applied research and model projects (Watershed Grants, Environmental Stewardship Fund); maintains and disseminates information on rural trends and conditions; publishes research and project results; and sponsors local, state and national forums on rural issues.	Center for Rural PA 200 North Third St. #600 Harrisburg, PA 17101 717-787-9555 Fax: 717-772-3587 kandraym@ruralpa.org www.ruralpa.org
17. Educational Resources Information Center (ERIC)	ERIC offers rural education programs, provides technical assistance for rural teachers and administrators, and disseminates best practices information through its bibliographic database .	User Services Coordinator/Technology Specialist AEL, Inc. P.O.Box 1348 Charleston, WV 25325-1348 304-347-0428 hagermar@ael.org Rural Education http://www.ael.org/eric/rural.htm Other Sites http://www.eric.ed.gov/sites/barak.html
18. Rural Policy Research Institute (RUPRI)	RUPRI offers links to sites of the World Wide Web that contain policy-relevant content on issues affecting rural people and places. Links are sorted by topical area, including sets of targeted and comprehensive links, under the Resources-Policy Links section.	RUPRI Office 135 Mumford Hall University of Missouri Columbia, MO 65211-6200 573-882-0316 lchristopher@rupri.org www.rupri.org
19. National Trust for Historic Preservation	This National Trust offers books and how-to manuals on preserving historic buildings, fundraising, how to prepare grants, et al.	Preservation Books National Trust for Historic Preservation P.O. Box 96056 Washington, DC 20077-7254 202-588-6296 Fax: 202-588-6223 http://www.preservationbooks.org/
20. United Way of Allegheny County (UWAC)	UWAC has programs for Environmental Quality as well as Organizational/Community Services. Within the latter program, funding is available for Community/Civic groups, such as neighborhood improvement groups.	UNITED WAY OF ALLEGHENY COUNTY One Smithfield Street PO Box 735 Pittsburgh, PA 15230 (412) 456-6801 Campaign@uwac.org www.uwac.org

21. The Claude Worthington Benedum Foundation (CWBF)	CWBF promotes SW Pennsylvania regional economic development via entrepreneurial development, education assistance, and special programs on situational basis. Recipients must be non-profit 501(c)(3) organizations within Southwestern Pennsylvania. Application guidelines are included in the back. CWBF accepts year-round the Common Grant Application Format, from the Grantmakers of Western Pennsylvania organization.	Claude Worthington Benedum Foundation 1400 Benedum-Trees Building 223 Fourth Avenue Pittsburgh, PA 15222 412-288-0360 Link on how to apply: http://www.fdncenter.org/grantmaker/benedum/apply.html
22. The Grable Foundation	This community development foundation has a particular interest in SW Pennsylvania on educational assistance, to special education programs, public schools, and appropriate youth organizations. Accepts the Common Grant Application.	The Grable Foundation 650 Smithfield St. #240 Pittsburgh, PA 15222 412-471-4550 Fax: 412-471-2267 grable@grablefdn.org www.grablefdn.org
23. Roy A. Hunt Foundation (RH FDN)	RH FDN is committed to SW Pennsylvania's quality of life. The Trustees of this family foundation meet semi-annually to make grants to nonprofit organizations engaged primarily in Arts and Culture, Environment, Health, Human Services, Community Development, and Youth Violence Prevention.	Roy A. Hunt Foundation One Bigelow Square #630 Pittsburgh, PA 15219 412-281-8734 Fax: 412-255-0522 Link on how to apply: http://www.rahuntdn.org/apply.shtml
24. The Jewish Healthcare Foundation (JHF)	JHF foster the provision of healthcare services, healthcare education to the health-related needs of the elderly, underprivileged, indigent and underserved populations in Western Pennsylvania.	Jewish Healthcare Foundation Centre City Tower 650 Smithfield Street, #2330 Pittsburgh, PA 15222 info@jhf.org www.jhf.org
25. The McCune Foundation (MCF)	MCF goal is to stimulate long-lasting and sustainable progress that contributes to community vitality and economic growth by assisting community development non-profit organizations. The Common Grant Application is accepted	McCune Foundation 750 Six PPG Place Pittsburgh, PA 15222 (412) 644-8779 info@mccune.org Link on how to apply: http://www.mccune.org/81/mccune:Website.guidelines_html

26. Richard King Mellon Foundation (RKM)	RKM focuses primarily on SW PA regional economic development, wildlife and natural conservation, and education/youth programs for distressed urban/rural areas. RKM also supports programs that relate to Medicine, Civic Affairs, and Cultural Activities. The Trustees have shown a preference for supporting established organizations with specific objectives, and for partnering with other donors. The Common Grant Application is accepted.	Richard King Mellon Foundation One Mellon Bank Center 500 Grant St. #4106 Pittsburgh, PA 15219 412-392-2800 Link on how to apply http://fdncenter.org/grantmaker/rkmellon/approc.html
27. Scaife/Allegheny Foundation	This foundation is primarily for historic preservation, civic development, and education. Grants are awarded to 501 (c)(3) organizations; no grants to individuals. The steps in the grant application process are outlined in the provided link.	Office of the President Allegheny Foundation One Oxford Center 301 Grant St. #3900 Pittsburgh, PA 15219 (412) 392-2900 http://www.scaife.com/allegheny.html
28. Scaife/Scaife Family Foundation	The foundation focuses on programs that strengthen families, address issues surrounding the health and welfare of women and children, and promotes animal welfare. Alcohol prevention programs are also eligible. Grants are awarded to 501 (c)(3) organizations; no grants to individuals. The steps in the grant application process are outlined in the provided link.	Office of the President Scaife Family Foundation One Oxford Center 301 Grant St. #3900 Pittsburgh, PA 15219 (412) 392-2900 http://www.scaife.com/scaife.html
29. The Alcoa Foundation	The foundation awards assistance toward sustainable growth, job-skills training, corporate and community interaction, and various other civic programs. Applicants are encouraged to contact the nearest Alcoa site for further information. In Pennsylvania, these sites are in Lebanon, Leetsdale, New Kensington, and Cressona. For a description of giving guidelines and eligibility, click on the link.	The Alcoa Foundation Link: http://www.alcoa.com/site/community/guidelines.asp
30. The Bayer Foundation	Bayer Foundation supports programs that enhance the quality of life, provide unique and enriching opportunities that connect diverse groups and ensure the preparedness of tomorrow's leaders. 501 (c)(3) organizations in civic leadership and arts/sciences development are eligible to apply.	Office of Executive Director Bayer Foundation 100 Bayer Road Pittsburgh, PA 15205 (412) 777-2000 http://www.bayerus.com/about/community/i_foundation.html

31. Dominion Foundation	The Dominion Foundation bases each contribution decision on two priorities: 1. To assist in providing necessary social services to the communities served. 2. To undertake programs to improve the economic revitalization of the region. Application information available via the Customer Service telephone line provided.	Dominion Foundation Dominion Peoples Dominion Tower 625 Liberty Avenue Pittsburgh, PA 15219 (412) 244-2626 http://www.dom.com/about/foundation/
32. PPG Industries Foundation	The Foundation awards grants for education, human services, cultural initiatives, and civic & community affairs. Grants are available to 501 (c)(3) organizations. Scroll down to the Grant Policies and Guidelines link for further instruction and eligibility.	PPG Industries Foundation One PPG Place Pittsburgh, PA 15272 Voice Mail (412) 434-2453 Link: http://www.ppg.com/_private/FrameResult.asp?f=/fin_divinvest/indus_found.htm
33. Westinghouse Charitable Giving Program	The Program gives money to Pennsylvania non-profit organizations, with focuses in the Health and Welfare, Education, and Civic & Social areas. Application process is available via the link.	Westinghouse Charitable Giving Program P.O. Box 355 Pittsburgh, PA 15230-0355 Link: http://www.westinghouse.com/E2d.asp
34. Three Rivers Community Fund (TRCF)	The TRCF provides grants to grassroots organizations that are dedicated to social and racial justice, services and skills development, and other community empowerment initiatives. Information of grant application process is provided in the link.	Three Rivers Community Fund 100 N. Braddock Ave, # 207 Pittsburgh, PA 15208 (412)243-9250 Fax: (412) 243-0405 Link: http://trfn.clpgh.org/trcf/grantap.html